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The Atlantic House Plans Survey and Selection Guide

December 1983

Canada

Canada Mortgage and Housing Corporation, the Federal Government's housing agency, is responsible for administering the National Housing Act.

This legislation is designed to aid in the improvement of housing and living conditions in Canada. As a result, the Corporation has interests in all aspects of housing and urban growth and development.

Under Part V of this Act, the Government of Canada provides funds to CMHC to conduct research into the social, economic and technical aspects of housing and related fields, and to undertake the publishing and distribution of the results of this research. CMHC therefore has a statutory responsibility to make widely available, information which may be useful in the improvement of housing and living conditions.

This publication is one of the many items of information published by CMHC with the assistance of federal funds.

THE ATLANTIC HOUSE PLANS SURVEY AND SELECTION GUIDE

for
CANADA MORTGAGE AND HOUSING CORPORATION

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and
Access
Housing
Services
Association

This project was funded by Canada Mortgage and Housing Corporation, but the views expressed are the personal views of the author(s) and no responsibility for them should be attributed to the Corporation.

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Introduction

This guide was prepared as part of a research project on Atlantic house plan sources. It has been prepared for people who may be building new housing under Canada Mortgage and Housing Corporation's Non-Profit Co-operative and Non-Profit Rental Housing programs. It is also intended to be of use to people considering building from C.M.H.C. stock plans or stock plans which are available through various local sources.

There are many questions for people to consider before building the house they will live in. Where would they like to live? What housing styles do they find attractive? What type of house plan would best meet their needs? What can they afford? It is also important to consider the special features of building in the Atlantic region, such as climatic conditions, land characteristics, the traditional architectural as well as life styles.

Atlantic Canadians have adapted to constraints in many innovative ways. Owner initiated solutions have ranged from building on posts and adding a foundation later to building a foundation which can be lived in, while the house is completed.

Social housing programs have also had to respond to the independent nature of small, isolated communities and compete with the history of owner and community input into housing. In rural communities materials are likely to be supplied by local mills and labour from relatives and friends.

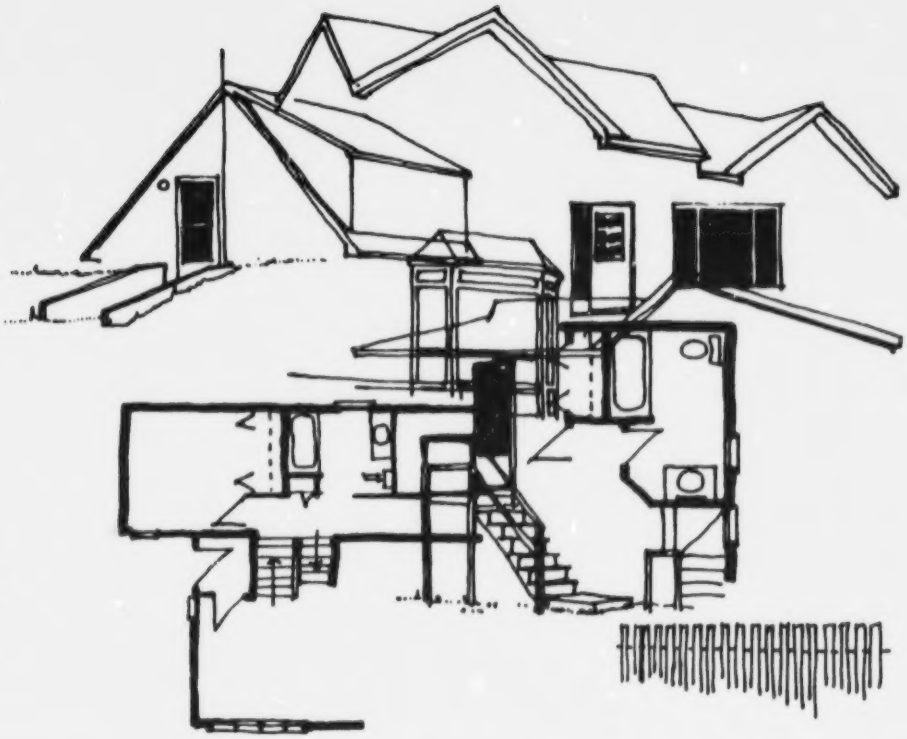
C.M.H.C. has set cost limits for acquiring housing under their subsidy programs. These limits or maximum unit prices reflect local market conditions and represent market costs for "modest" housing. This guide has not addressed the criteria of affordability. A design that works on land in one locale may be unaffordable in another. Other factors affecting affordability, in particular, operating expenses and sweat equity should be considered along with the cost of acquisition. For some groups even the maximum unit prices may not be affordable. These groups may prefer to purchase existing stock or help with the construction of their housing in order to reduce the acquisition cost.

There are many advantages to involving users as early as possible in the development of their housing. It affords an opportunity to assess their needs and allows

them a chance to choose a design and the type of construction that best utilizes their skills. It is hoped that this guide will help to involve users earlier and in a more significant way in assessing a broader range of housing designs and sources for those designs.

I

DESIGN CRITERIA for the ATLANTIC REGION



Every region has its own unique characteristics (such as life styles, climatic conditions, and land characteristics). During the preparation of the guide, a set of design criteria was developed to take into account the characteristics of the Atlantic region. Each project was assessed using these design criteria.

One should feel free to use these criteria (listed below) when assessing plans other than those presented in this guide.

CIRCULATION

Circulation was assessed under the sub-headings of:

- street/house orientation
- entry location and design
- stair location and design
- through unit circulation
- window placement for outside surveillance

Circulation relates to the ease of movement into and through a building during daily activities. It takes into account the manner in which one approaches the building as well as its relationship to the street and the design and location of entrances. Circulation also relates to the manner in which one moves through the building given the location and design of stairways and hallways. Finally, visual accessibility is assessed. This is the ability of the users to easily view activities outside the home such as children playing, strangers approaching and surveillance of cars and other possessions which are kept outdoors.

LAYOUT AND LIFESTYLES

Layout and lifestyle were assessed under the following subheadings:

- layout
- lighting
- storage
- kitchen

Layout and lifestyle refer to how the building accommodates daily activities and preferences. This is reflected in the layout or the arrangement of rooms to accommodate work and leisure patterns and the number of levels within the building. Layout and lifestyle also take into account lighting, sound control requirements and the ability to arrange furniture and use different types of storage space. In addition, people's style preferences (sometimes called "taste") are given careful consideration.

FLEXIBILITY

Flexibility was assessed under the following sub-headings:

- bedrooms suitable for two beds
- convertibility of attic and basement into living space
- future additions
- adding and subtracting partitions
- choice of floor plans
- choice of external trim, decorative and other architectural features

Flexibility refers to the capacity of the building to permit changes as the needs of its users change. The criterion of flexibility takes into account whether or not the construction drawings provide a choice of floor layouts, exterior trim and detailing. It includes the ability to alter the height, location and size

of partitions within the building or to expand for future additions. Finally, flexibility refers to the capacity for change in the use of interior spaces of a building such as the conversion of a basement into bedrooms or recreation rooms or the practicality of accommodating one or two beds in a bedroom.

HARMONY WITH TRADITIONAL ATLANTIC ARCHITECTURE

Harmony with traditional Atlantic architecture was assessed under the following sub-headings:

. building scale
. roof shape, pitch and eaves
. materials
. architectural details

Harmony with traditional architecture considers how each project blends with other buildings in the community and the region. This criterion compares the building height and proportion, building materials, roof designs and pitch with those of traditional buildings. It also considers architectural details such as entrance design, window shapes and trim, bays dormers and gables.

CONSTRUCTION

Construction was assessed under the following sub-headings:

. ease of reading and interpreting construction drawings
. capability of drawings to meet current standards
. ease of construction

This criterion considers factors that impede or facilitate the construction of the building. One factor is the quality of the construction documents, taking into account whether the specifications and working drawings are easy to read and understand and the level of experience required to interpret them. Could a first home owner with no construction experience use them or are they understandable only to an experienced carpenter? Another question concerns the quality of construction details (such as footings, joints, wall sections). Do they meet current standards and are they easy to build?

SITING

. suitability to slope
. directional orientation
(considering solar gain and ventilation)

Siting concerns the suitability of the building to the site. It takes into account the direction of the wind and sun at different times of the day and the year, and the most appropriate orientation of the building in order to take advantage of solar gain and natural ventilation. Siting also includes the design of the building as it relates to the slope or incline of the site and of the type of soil and location of the water table.

ENERGY EFFICIENCY

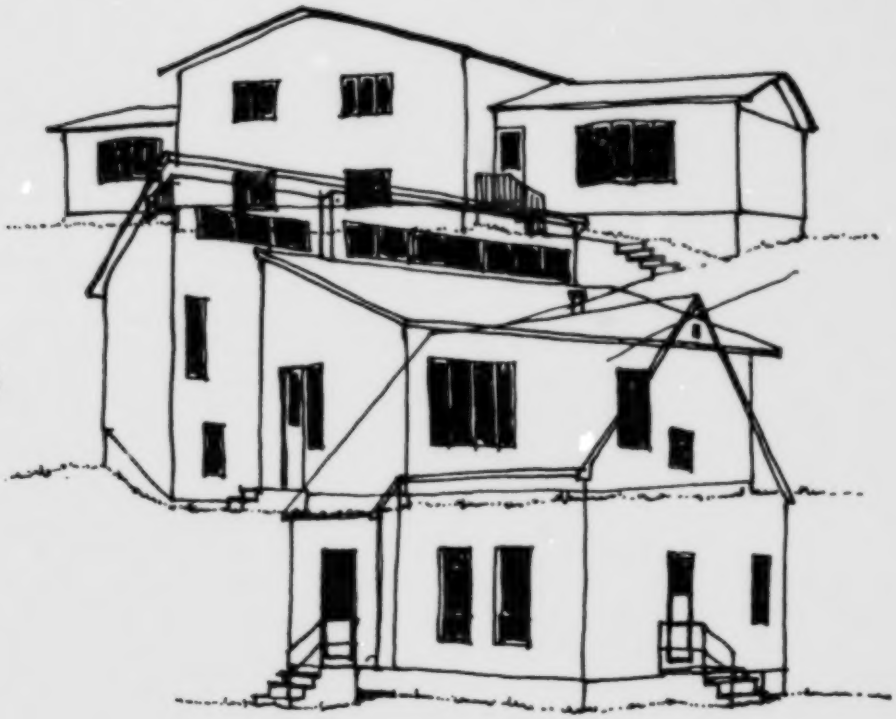
Energy efficiency was assessed under the following sub-headings:

. building form
. insulation level
. exterior cladding
. window type and glazing
. roof pitch, eaves and ventilation
. entrance

Energy efficiency in this guide is concerned with how buildings respond to the climatic conditions of the Atlantic region. It considers the wear of building materials in relationship to wind, cold and freeze-thaw cycles; it relates to a structure's ability to retain heat, taking into account its overall form, wall and roof construction and insulation. Finally, energy efficiency refers to the design of such features as windows and doorways and their ability to impede the infiltration of cold air in winter and to promote cooling in summer.

II

HOUSING ALTERNATIVES AVAILABLE in the ATLANTIC REGION



When people seek housing, either as individuals or as a group, and they begin to look at various designs, at the various builders, and at methods of acquisition they should also assess the amount of "sweat equity" or "user involvement" they wish to contribute. Designs and building methods should be assessed in relation to their ability to adapt to their intended involvement.

One should also have a clear idea at this point as to what is truly affordable, what is desirable and what the minimum standards of construction completion should be. Because companies vary widely as to what they offer and what is included in a particular package, it is necessary to list all of the components of the complete project for each alternative. This can be used as a check list for cost comparisons remembering that there are some criteria, such as user involvement which cannot be measured only in monetary amounts. In order to arrive at an approximation of final costs, one should also note the quality and types of materials to be used and make the necessary cost adjustments so that one can make true comparisons.

Some aspects will be fixed, regardless of the alternative chosen: land cost, services, installation of electrical entrance, and the foundation construction. Once the land is chosen, the site conditions are fixed and choices of appropriate design more limited.

Although this guide has identified 7 criteria considered to be essential in assessing design alternatives, people will have special needs of their own which, if they are involved early enough in the process, can be added to the criteria when comparisons are being made. It is hoped that by having more information and alternatives, people will be able to become more involved in choosing a design and a process for development that will best suit their needs.

There are several building processes that can be used for constructing new housing - that is, methods of selecting specifications, agreeing on price, and project management.

Tendering is the process often used to get prices from builders. The group may choose to use either a general or an invited tender. If it is by invited tender then the group would request quotes from several contractors for their project. With this form of tender there is an advantage; the group holds the option to select only those contractors whose work is known to them.

In contrast, a general or open tender obliges the group to advertise and subsequently make all the quotes public. It holds the advantage of securing the lowest possible quote.

If the difference between a workable estimate for the project and the lowest bid is slight, the group may negotiate with the lowest bidder to find ways to revise the work thereby reducing costs. If the difference is over 15%, it would be necessary to revise the drawings and/or specifications and either invite the lowest bidders to retender or tender the entire project again.

In order for the project to go to tender the group must first have selected a design, and prepared a descriptive specification including a materials list.

Another alternative for the group is to work with one general contractor. This contractor would be engaged at the beginning and take part in discussions throughout the planning stages. The group would select their plans and negotiate a fixed price for the completion of the project.

With a Cost-Plus-Fee contract, the owner agrees to reimburse the contractor for all the costs attributable

to the project plus pay the contractor a fee for management services. This fee may be fixed or it may be a percentage of the construction costs. The contractor would normally be selected early in the design stage and work closely with the group's consultants throughout the project. This person would then oversee the project during construction and would also be responsible for hiring and supervising the subcontractors and ensuring that design specifications are followed. With this method an estimate of the cost would be determined but a firm price could not be guaranteed. Any cost savings would be passed on to the group, as well as any cost overruns.

With any contract, the group should be careful to arrive at fixed prices that cover the complete cost of construction. It is advisable to have the group's lawyer review any contract before it is signed. Several resource manuals are available which describe in detail what costs to include in tenders, what the different forms of tender are, and what are the advantages to the owner and contractor of each form of tender. These are included in the appendix at the end of this guide.

Sweat equity refers to users contributing to the actual labour during the construction of their houses. If the group chooses to be involved in sweat equity, then the early formation of a committee of users would be valuable. This committee should be able to assess the skills of users along with their availability of time. Unless a program of sweat equity is carefully planned and diligently carried out, the construction period and costs may both increase. However, if the various construction tasks are identified and if the group can work in close consultation with their general contractor, sweat equity can certainly make their housing more affordable. Moreover sweat equity can add to an understanding of the structure and function of the house which can be very useful during occupancy.

The alternatives that are the primary focus of this guide involve new construction. These alternatives are modular homes, mobile homes, prefabricated homes, pre-cut homes, and stick built homes. The rehabilitation of existing housing stock is also included.

More detailed information about the types of stock plans and their methods of construction can be acquired by contacting any of the companies listed in the appendix.

REHABILITATION OF EXISTING HOUSING

There are several advantages to be gained in purchasing existing housing. The primary one is the lower purchase price. There is also an advantage to groups who want to locate in a particular neighbourhood where land may not be available for the construction of new housing or when the housing needs are so pressing that the group cannot wait for a new housing project to be developed.

One category of existing housing is the older house. For the purpose of this review older houses will be considered to be those constructed before current building codes and practices were institutionalized in Canada, i.e. around 1945. Since then construction techniques have undergone changes that are for the most part applicable today. Because of the variety of forms, skills and materials and because these houses were often built in stages with later additions, it is difficult to accurately predict the rehabilitation costs. Often unforeseen problems will crop up as repairs are being carried out. It is important to carry a contingency in repair funds to help offset this extra cost.

These older houses are not built to today's standards of energy efficiency. It is important to discover if any insulation has been added since the house was built and to make sure that the materials used are safe and were installed properly with adequate ventilation and vapour barriers. Increasing the energy efficiency of an older home is often difficult and costly. With any existing house there is no flexibility with the siting although window orientations may be changed to allow for passive solar gain.

These houses will usually require upgrading to meet current fire safety regulations. Multi-unit dwellings may need improvements to sound isolation The life expectancy of existing materials may be limited. Budgeting adequately for their eventual replacement is crucial. There should also be adequate maintenance funds set aside for plumbing, heating, electrical or weather protection problems which may not show themselves until some time after occupancy.

Although it may not be possible in social housing projects, rehabilitating the older existing house in stages with long term goals in mind can be the most advantageous. It allows for some flexibility in design as the user adapts to the house and it allows for those problems which may not show themselves until the house has been lived in.

Despite these disadvantages, many people prefer the vernacular appeal and character of older homes. The aesthetics and room layout may be particularly attractive and usable. The occupant can become actively involved in repairing the house initially and continue to maintain the property, thus keeping operating costs low.

The other category of existing housing to be considered are those homes which were built after building codes were institutionalized in Canada. For this reason the structure of these recently built homes is more predictable than that of older homes. Work required on these buildings, depending on their age, is likely to be minor repairs and upgrading to meet current standards. These items can be broken down into four categories;

1. replacement of major components such as furnaces, roofs, windows, plumbing systems, etc.

2. upgrading to current building standards and codes

3. improvements in insulation and energy efficiency

4. minor cosmetic repairs and improvements.

MODULAR HOMES

A modular unit is one which is entirely preassembled into units or modules at the factory. These modules can be assembled into single family houses, semi-detached houses, row houses, or apartment buildings.

A modular section has the plumbing, electrical and heating systems installed in the walls during the construction process. The units or modules are delivered to the site and fitted to the foundation. A finishing crew from the supplier will arrive sometime following the erection to finish the dry wall crack filling, siding, and trims, along the joining walls which connect the units.

On site work includes: construction of the foundation, installation of the electric service panel and connection to wiring, installation of steps to the basement, installation of the hot water tank, connection and distribution of the furnace and plumbing and placement of outside steps.

There is a saving in utilizing inexpensive factory labour. There may also be a saving in interest costs since construction time is minimal. There is generally a down payment, with the balance due approximately 2 weeks after delivery to the site. If you are ordering

a large number of modular homes or components, the design can easily be altered, although the walls where the modules join must remain. At this point changes can be made to allow for future additions. Where the order is smaller there is usually very little flexibility in layout.

Although the modular units themselves are completed at the factory, connecting the services to the foundation and service systems must be done on site. What many people find surprising about modular homes is the extra time, work and expense required to complete them. A lot of this work requires professional sub-contractors and there may be a delay until they're available. This can delay the occupancy date and generally requires supervision while all the services are being connected.

There is a problem with quality control, since periodic C.S.A. and C.M.H.C. inspections may not occur during the construction of your units. It may be advisable for the group to ask C.M.H.C. for inspection reports for different stages of construction. The users generally do not have the opportunity to inspect the houses during construction. However, a tour through the plant may be arranged for the group so that they can inspect their houses.

The groups should get a list of materials used in the construction including hardware. The quality of materials used should be considered when comparing modular homes with the alternatives. Because so much of the labour is completed at the factory, sweat equity is limited to exterior stairs, landscaping and perhaps a final interior coat of paint. As mentioned earlier, if the number of units to be purchased is small, the house designs would be limited to the standard designs offered by the plant.

Extra cost will be incurred if special equipment is required to move the modules from the trailer to the foundation. In some cases a crane is required.

Modular homes should be ordered well in advance as there may be a one to three month waiting period.

MOBILE HOMES

Mobile homes or trailers are factory built modular homes with wheels attached to their chassis. They are available as single units usually 14 feet wide in a variety of lengths and as double widths. 'Double-wides' or two single modules joined lengthwise are always placed on a foundation. The wheels used for delivery can be removed from the chassis and sold back to the company.

Mobiles include an electric heating system, or oil fired forced air, and some have the option of adding a chimney and wood stove.

Mobile homes available locally have standard stud wall construction, and 2" X 8" floor joists; a pitched roof with asphalt shingles or roll roofing, and siding. Mobiles come in a standard package with some optional features available. The company will adjust floor plans and change windows, doors and cabinets where desired. They usually offer the option of wall board or drywall with the company supplying the crack filler where necessary. Small additions like porches or storage rooms are possible, however, this investment may not yield a significant increase in equity.

Mobile homes do have the advantage of having the finish work completed when they arrive on site. Most even include carpets and drapes. Although most mobile homes now conform to the National Building Code of Canada, this is not a requirement; some may only meet very minimal standards set for mobile homes.

Unlike other forms of housing, mobile homes often depreciate in value over time.

PREFABRICATED HOMES

Prefabricated homes are house packages that have some of the components pre-built in the factory. The pre-built sections can be the roof trusses, interior and exterior walls, floor sections or all of these. Pre-fabricated homes are also known as pre-engineered, component and sometimes packaged homes.

Prefabricated systems have the advantages of speed, flexibility and the reduction of on-site labour. This reduction can reduce the interest cost during construction. They are widely available in the Atlantic region through most of the larger building supply outlets. Like modular homes, there is the saving in using factory labour. There is flexibility in interior partitions even when a company stock design is used. Most companies have their own plans which can be altered to suit user needs but some will also prefabricate walls and trusses from designs that the purchaser provides. If the purchaser is supplying the plans some savings may be realized from utilizing standard sizes which will work well into the factory assembly areas. By using plywood for bracing because it is less labour intensive, cross bracing is eliminated.

Companies that supply prefabricated packages will

generally allow you to subtract or change materials if the group wants to alter the package or use materials which may blend more sympathetically with the existing neighbourhood. It is important to hire a contractor who is familiar with pre-fab construction and sometimes it is advantageous to have a contractor who is familiar with the type of pre-fab supplied by a particular company.

The company can usually suggest general contractors and sul-trades that have worked with their packages. Because much of the important structural work is completed at the factory, sweat equity can be used when appropriate and desirable on site, without the risk of threatening the structural soundness of the buildings.

Because pre-fabs are assembled on site, even though the construction period is shorter, there is opportunity for inspections by the user group as the buildings are being constructed, adding to their participation.

Most building supply companies will supply both pre-cut and prefabricated home packages. They all have a selection of low cost or "affordable" plans which can be purchased through the company for approximately $30 to $40 per set, refundable on purchase of one of their materials packages. The designs are often tested in the local area and materials required are easily available locally. Local labour is utilized in the prefabricated packages and local contractors are usually familiar with the designs.

PRE-CUT HOMES

Pre-cut homes are factory produced. Structural components are pre-cut to the appropriate size and numbered for construction. Some companies pre-cut all of the lumber and some pre-cut only the structural components.

For a carpenter who is familiar with these packages, there can be time saved by having all the pieces pre-cut; however, because many aren't and because pre-cut houses are often post and beam construction, the construction tends to be labour intensive.

One type of pre-cut home available locally is the cedar or log kit. Because they use materials that are not produced locally, there is the extra cost of delivery and problems with scheduling their arrival. This can cause further time and expense if additional lumber is required during construction. Because designs are often unconventional, they may present problems to local contractors and it can be difficult to meet C.M.H.C. standards for insulation and fire protection. Generally, pre-cut cedar homes do not include foundations, site work, site erection, plumbing, heating, wiring, cabinets, vanities, light

fixtures, or flooring. Interior rooms can easily be rearranged where the building has post and beam construction or log walls. Companies supplying pre-cut homes usually have a wide variety of plans but there is a very limited number that may fit within the maximum unit price. The designs which do fit within the maximum unit price are often not post and beam construction limiting their floor plan flexibility. Some cedar home companies offer the option of pre-fabricating the exterior walls which would be a saving in on-site labour.

A less expensive type of pre-cut package are the kits which are available through many local building supply companies. They are for the construction of standard platform construction housing. Materials used are those which are widely available in the area. The company can offer them at a reasonable cost as they purchase in large volume.

Pre-cut construction can be a workable solution for groups who want to contribute more labour than is possible with pre-fab construction and yet don't have the skills or time necessary for stick-built housing. By being able to contribute their labour, the group may be able to get the kind of building they want which otherwise would not be affordable.

STICK-BUILT HOUSING

Stick built housing is built from raw materials, without the aid of pre-cut or pre-built sections. The group choosing stick built housing may either use custom designs or stock plans.

With custom design, the group hires an architect to design entirely new plans or hires an architectural draftsperson to draft plans which the group has already developed.

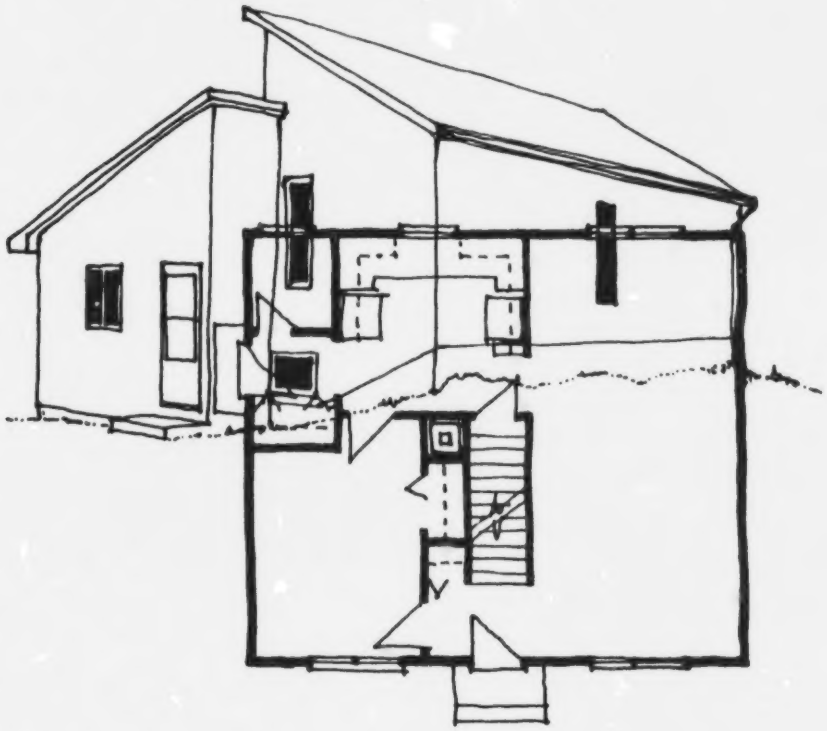
Hiring an architect may not be an economically feasible alternative for small projects. Using an architect does allow the group to have the greatest input into the design. This makes it possible to design the project to suit the users and the site. Where changes are required to an existing plan or where the group has already developed plans on their own it may be sufficient to hire an architectural draftsperson to draw a set of plans. This method is less costly than full architectural services yet it allows the group some flexibility in selecting their plans.

The group may wish to hold a design competition. The site is chosen and basic criteria are set for the development of a project of a certain size within a certain price range. Architectural firms are asked to submit preliminary

plans and the group selects an appropriate design from those submitted.

There are many sources of stock plans which would be suitable for social housing projects. C.M.H.C. has stock plans which can be acquired through their offices. The Nova Scotia Housing Commission has developed a set of six energy efficient designs, most of which are currently being tested. Building supply companies have their own plans and books of plans which can be ordered. Local builders usually have plans available which they will modify and with which they are familiar.

With small housing projects, C.M.H.C. and the members of the group themselves may make periodic site inspections. Stick built housing, of course, has the greatest flexibility of design. Another advantage to be realized is the opportunity the group has to adapt its design to the site conditions and to the surrounding community. Of all the alternative approaches, stick built housing is likely to require the greatest amount of time in choosing a plan and a contractor and also in the construction period itself. For groups who are not under pressure to move in as soon as possible and who would like to be involved to a large extent in the development process of the project this method can offer an advantage.



III

HOUSE PLANS SURVEY

It is hoped that the plans will help provide information for use by resource groups and delivery agents serving the Atlantic Region. Groups should, of course, share and draw on each other's construction experience and plan sources. Each project review contains a brief description, an assessment, information about where plans can be obtained and contact people who have further information. Each project in the review was assessed using the set of design criteria described earlier.

The plans for these projects are now available for purchase as shown in the guide. For the most part these plans are obtained through the contact people in the same manner that one would obtain a stock plan.

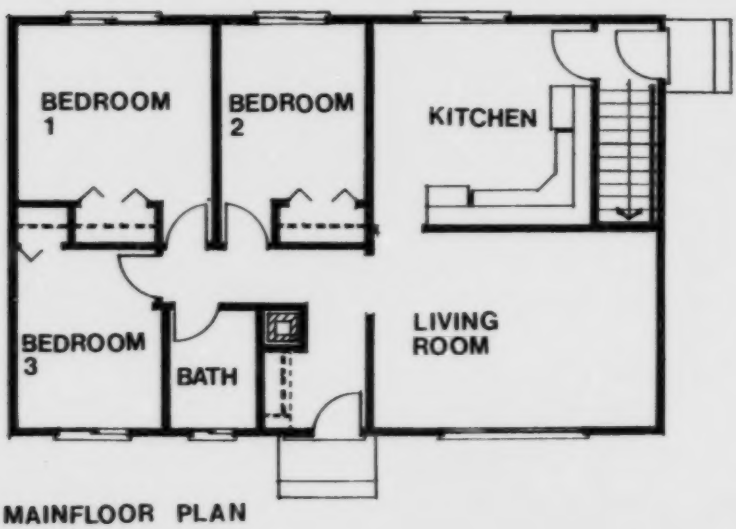
Stock plans including working drawings and specifications are usually purchased for a set price. These plans should be of sufficient detail to complete the construction of the building. The architect or draftsperson is legally responsible only for assuring that the documents are technically correct. He or she is not responsible for overseeing or validating the quality of construction of the building.

It is often necessary to alter stock plans in order to accommodate a difficult site or a particular need.

One can make such alterations without receiving permission from the original architect or draftsperson of the plans. If someone else makes modifications to the plans, however, the original author of the plans can not be held responsible for the technical correctness of these changes. Usually, the original architect or draftsperson will make modifications for a modest fee.

Modifications to the plans may be required by CMHC or local approval authorities to meet particular regulations. In addition, increased air tightness due to improved construction practices combined with special climatic conditions may make mechanical ventilation necessary to adequately control humidity levels.

Projects #4, 5, 6, 7 and 8 were designed as stock plans and project #1 an altered stock plan. The remaining projects were custom designed by an architect or a draftsperson for a particular co-op or non-profit group, but are now available as stock plans. Projects 1 and 4 are one storey single detached bungalow units. Projects 2, 6, 7 and 8 are multi-level single detached units, and projects 5, 9, 10, 11, 12 and 13 are multi-level semi-detached units. Project 3 is an 8 unit apartment building and project 12 contains a specially designed accessible unit for the handicapped.



MAINFLOOR PLAN

PROJECT 1: SHIRETOWN BUNGALOW

DESCRIPTION

This is a three bedroom single family detached house which is 82m^2 with an additional 82m^2 in the basement. It is a one storey design with a 38 X 140 mm wood frame construction. The main floor contains two small and one medium bedroom, a medium size bathroom, a living room and a kitchen-dining area. This project is located in Pictou, N.S. and was constructed under the Co-op Housing Program. It was coordinated by the St. Francis Xavier Extension Dept. located in New Glasgow, N.S. for the Shiretown Co-op. The plans were designed by W.J. Babineau for this project but are available as stock plans and W.J. Babineau will provide any desired modifications for a modest fee.

For more information concerning plans contact:

W. J. Babineau
Custom House Plans
P. O. Box 884
Truro, Nova Scotia
B2N 5G6

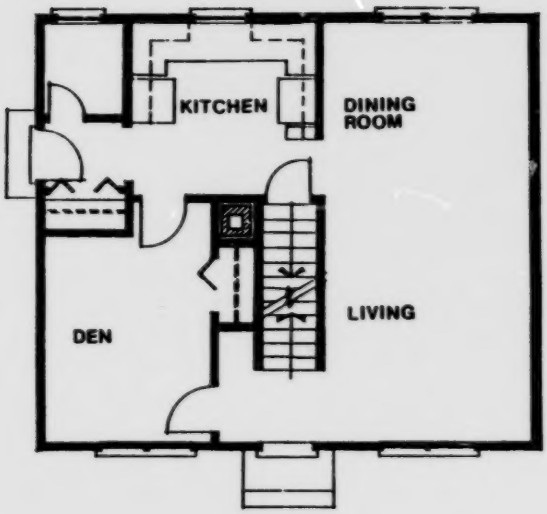
estimated cost: $90.00 for a set of 3 plans and a material list

CRITERIA	ASSESSMENT	OBSERVATION
Circulation		
Street-House Orientation		
one orientation possible front elev. facing street	limited flexibility	
Entry Location & Design		
main entry on front (foyer, closet, carpet, insulated metal clad door)	location good design good	+ users liked the foyer for the main entry created by a partition by the door that is partially cut away. However, the plans do not show this cut away in the partition.
2nd entry on side (porch, cushion floor, metal clad insulated door)	location good design poor	- the side porch is too small making it dangerous going down basement stairs and users would like a closet.

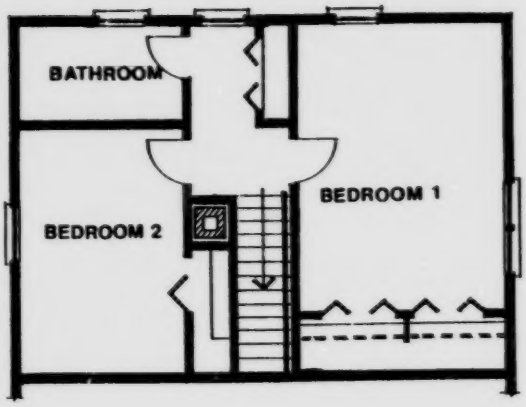
CRITERIA	ASSESSMENT	OBSERVATIONS
Stair Location & Design		
stair to basement	location good design poor	- need a door on basement stairs & a larger landing at the top.
Through Unit Circulation	good	
Window Placement For Outside Surveillance	good	- users would like window over sink overlooking back yard.
Lifestyle & Layout:		
3 bedrooms, bathroom, living room & kitchen-dining on main floor.	good	+ bedrooms & bathroom are on the same level.
Lighting	good	- need light over kitchen sink.
Storage	good	- need linen closet
Kitchen	very good	+ there is room for a kitchen table that will seat four.
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	1 suitable 2 unsuitable	
Convertability of Attic & Basement into Living Space		
Attic Basement	unsuitable very suitable	- improve by increasing the size of basement windows.
Future Additions	limited flexibility	+ possibility of kitchen & living room off right elevation.
Subtracting Partitions	limited flexibility	+ possibility between two rear bedrooms & kitchen and bedroom

CRITERIA	ASSESSMENT	OBSERVATIONS
Choice of Floor Plans	inflexible	
Choice of External Trim, Decoration & Other Architectural Features	inflexible	
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	unsuitable	- too low
height to width proportion	unsuitable	- too wide for the height of the building
Roof Shape, Pitch & Eaves		
4 in 12 pitch	suitable	- pitch is too low
Materials		
wood clap board	very suitable	
Architectural Details		
(entrances, bays, gables, window shapes & trim)	unsuitable	- the entrance design and size, proportion and height of windows do not relate to window and entrance designs of the traditional buildings.
Construction:		
Ease of Reading & Interpreting Construction Drawings	very good	- very clear & easy to read.
Drawing Meet Current Standards	good	- correct drawing on exterior wall sections with the addition of furring strips under siding in order to meet current standards.
Ease of Construction	good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	suitable	
Directional Orientation		
(considering solar gain & ventilation)	limited efficiency	- improve by providing some means for shading south facing windows and insulating north facing windows
front elev. facing southwest	1st option	
front elev. facing south	2nd option	
rear elev. facing southwest	3rd option	
rear elev. facing south	4th option	
Energy Efficiency:		
Building Form		
compact rectangular form	very good	
Insulation Level		
walls R20 ceilings R40 continuous vapour barrier	very good	
Exterior Cladding		
pine clapboard	good	
Window Type & Glazing		
double glazed vinyl frame sliders	unsatisfactory	
Entrance		
(see circulation)		- both entrances need storm doors & wind screens.
main entry	unsatisfactory	
side entry	good	- improve front entrance with porch



GROUND FLOOR PLAN



SECOND FLOOR PLAN

PROJECT 2: SHIRETOWN STOREY AND A HALF

DESCRIPTION:

This is a three bedroom single family detached house which is 114.99m^2 with an additional 62.5m^2 in the basement. It is a storey and a half design with 38 X 140 mm wood frame construction. The first floor contains a living room-dining combination, kitchen, half bath and either a medium size bedroom or den. Two large bedrooms and a medium size bathroom are on the second floor. This project is located in Pictou, N.S. and was constructed under the Co-op Housing Program. It was coordinated by the St. Francis Xavier Extension Dept. located in New Glasgow, N.S. for the Shiretown Co-op. The plans were designed for this project by W. J. Babineau who will make them available as stock plans and will provide any desired modifications for a modest fee.

For more information concerning plans contact:

W. J. Babineau
Custom Home Plans
P. O. Box 884
Truro, Nova Scotia
B2N 5G6

estimated cost: $90.00 for 3 sections of plans and a material list.

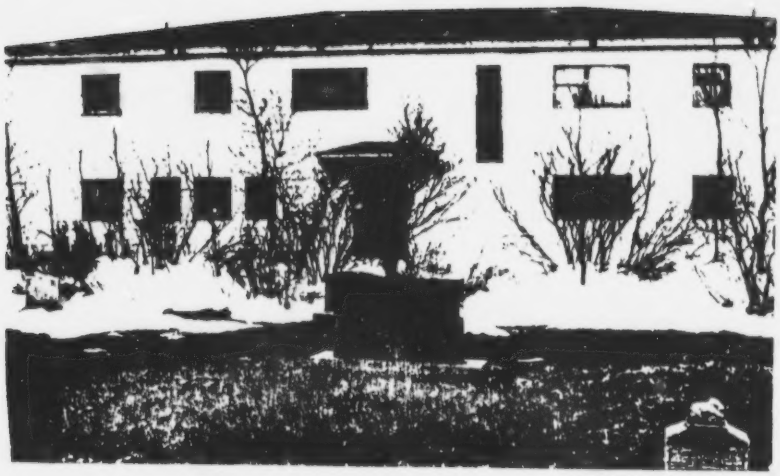
CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
One orientation possible front elev. facing street	limited flexibility	
Entry Location & Design		
main entry on front (foyer, closet, metal clad door)	location good design good	+ users like the design of the 2nd entry. (The porch closet & 1/2 bath are especially good for families with young children.)
2nd entry on side (porch closet, cushion floor, metal door & 1/2 bath)	location good design good	
Stair Location & Design	location good design good	
Through Unit Circulation	good	

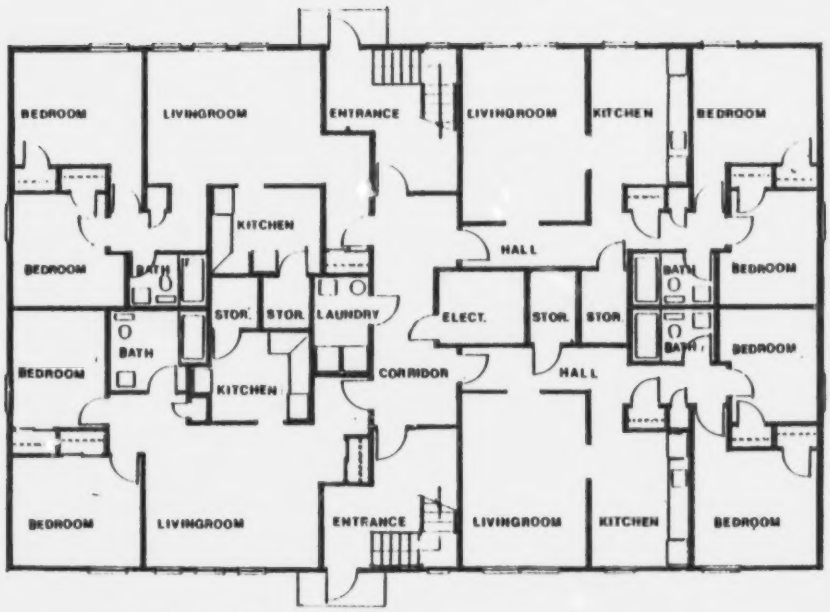
CRITERIA	ASSESSMENT	OBSERVATIONS
Window Placement for Outside Surveillance	good	
Lifestyle & Layout:		
living room-dining combination & kitchen, 1/2 bath, either den or bedroom on 1st floor	good	- layout of living-dining does not allow different activities to occur simultaneously i.e. playing cards and watching T.V.; an L shaped layout or partial partition might improve the situation.
2 bedrooms & bathroom on 2nd floor		- in any multi-level situation users, particularly families with young children, prefer all bedrooms and a bathroom on the same level.
Lighting	good	+ the first floor & master bedroom are bright and sunny. - users like another window in smaller upstairs bedroom.
Storage	good	
Kitchen	satisfactory	- users would like space for a kitchen table that will seat four people.
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	1 suitable 2 very suitable	
Convertability of Attic & Basement into Living Space		
Attic	unsuitable	
Basement	very suitable	- improve by increasing size of basement windows

CRITERIA	ASSESSMENT	OBSERVATIONS
Future Additions	limited flexibility	+ possibility of side elevations
Adding & Subtracting Partitions	limited flexibility	+ possibility between living & dining room.
Choice of Floor Plans	inflexible	
Choice of External Trim, Decoration & Other Architectural Features	inflexible	
Harmony with Traditional Atlantic Architecture:		
Building Scale		
Height	very suitable	
Height to width proportion	very suitable	
Roof Shape, Pitch & Eaves		
6 in 12 & 10 in 12 pitch	very suitable	+ blends well with traditional roof designs.
Materials		
pine clap board or rough sawn cedar singles	very suitable	
Architectural Details		
(entrances, bays, gables, window shapes & trim)	very suitable	+ double hung windows with panes blend well with traditional designs.
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	

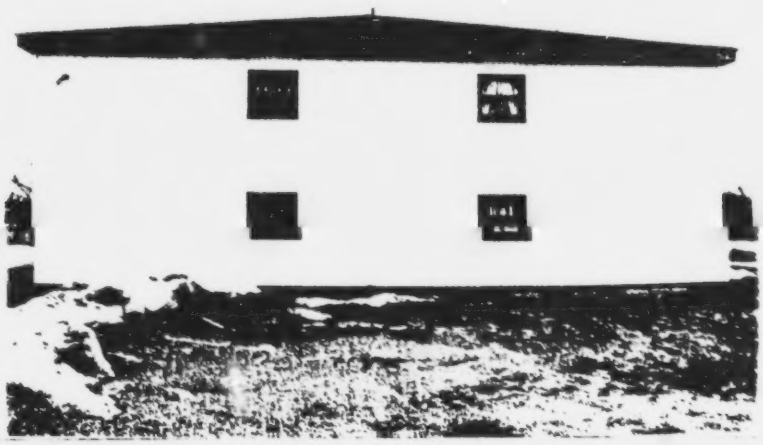
CRITERIA	ASSESSMENT	OBSERVATIONS
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections by the addition of furring strips under siding in order to meet current standards.
Ease of Construction	good	
Siting:		
Suitability of Slope		
flat to gentle slope (3 - 10%)	suitable	
intermediate slope (10 - 16%)	limited suitability	- expensive & would require modifications
Directional Orientation		
(considering solar gain & ventilation)	good efficiency	
rear elev. facing south	1st option	
rear elev. facing east	2nd option	
Energy Efficiency:		
Building Form		
square compact form	very good	
Insulation Level		
Wall R20 Ceiling R40	very good	
Exterior Cladding		
pine clapboard	good	
rough sawn cedar shingles	very good	
Window Type & Glazing		
double glazed wood double hung	good	- improve by providing a means for insulating north facing windows.

CRITERIA	ASSESSMENT	OBSERVATIONS
Roof Pitch, Eaves & Ventilation	good	+ roof pitch is good & eave overhang if increased would provide shade for south facing windows - improve by installing hoods or double louvres on gable vents to prevent snow infiltration
Entrance		
(see accessibility)		- improve both entrances with storm doors & wind screens & install interior door on back entrance & porch on front entrance.
main entrance	poor	
2nd entrance on side	good	





GROUND FLOOR PLAN



PROJECT 3: NEW DAWN APARTMENT BUILDING

DESCRIPTION:

This is an apartment building containing eight two-bedroom units, each of which is 82.4m^2. It is a two-storey design with a slab on grade foundation and 38 - 140 mm wood frame construction. Each unit contains one medium and one large bedroom, a medium size bathroom, a living room and a kitchen-dining area. One unit is designed as an accessible apartment for the handicapped. This project is located in Glace Bay, N.S. and was constructed under the Non-Profit Program. It was coordinated and is owned by New Dawn Enterprises Ltd. located in Sydney, N.S. The plans were designed for this project by Sims and Gable Architects who will make them available as stock plans and will make any desired modifications.

For more information concerning plans contact:

Edward Gable
Sims & Gable Architects
134 Charlotte Street
P. O. Box 523
Sydney, Nova Scotia
B1P 6H4

902-539-5262

estimated cost: $150.00 per set of plans

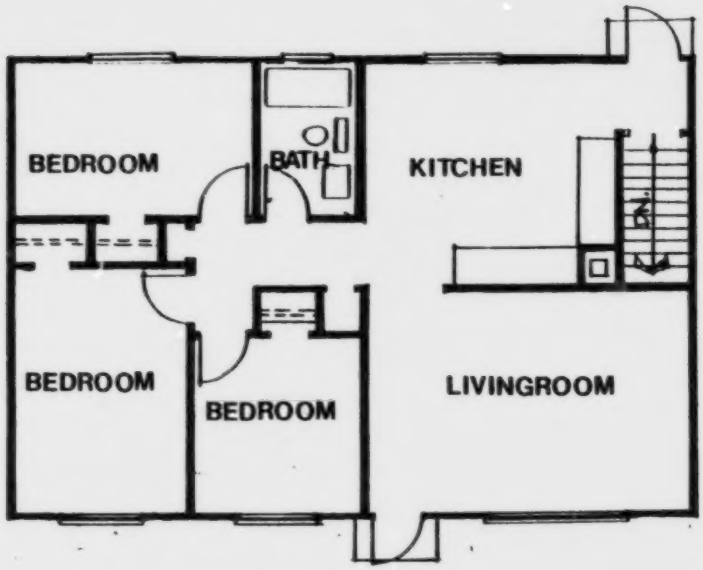
CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation	flexible	
two orientations possible		
front elev. facing street		
rear elev. facing street		
Entry Location & Design		
front entry (glass & aluminum door, porch, cushion floor and wind break)	location - good design - good	
rear entry (glass & aluminum door, porch, cushion floor & wind break	location - good design - good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Stair Location & Design		
to upstairs	good	
Through Unit Circulation	very good	+ hallway runs the length of unit from the front door without interrupting any of the living spaces.
Window Placement For Outside Surveillance	limited	- units in front of building can't see back yard & vice-versa.
Lifestyle & Layout:		
2 bedrooms, living room, kitchen-dining & bath on same level	good	+ bedrooms & bathroom are on the same level
Sound Control Between Units	good	
Lighting		
Storage	satisfactory	- users would like more large storage
Kitchen	good	+ there is space for a kitchen table
		- users do not like large opening between kitchen and living room that gives a view of counter & stove from living room.
Flexibility:		
Bedrooms Suitable For Sharing Two Beds	1 suitable 1 very suitable	
Convertability of Attic and Basement into Living Space		
Attic	unsuitable	
Basement	unsuitable	

CRITERIA	ASSESSMENT	OBSERVATIONS
Future Additions	inflexible	
Adding & Subtracting Partitions	limited suitability	- possibility between bedrooms; between living room & kitchen.
Choice of Floor Plans	inflexible	
Choice of External Trim, Decoration & Other Architectural Features	inflexible	
Harmony with Traditional Atlantic Architecture		
Building Scale		
height	limited suitability	- too high
height to width proportion	unsuitable	- too wide for the height of building
Roof Shape, Pitch & Eaves		
1 in 3 pitch	suitable	
Materials		
vinyl siding	limited suitability	
Architectural Details		
(entrances, bays, gables, window shapes & trim)	limited suitability	+ the double hung wood window style as well as the height & proportion of the windows blend well with traditional architecture. - the trim around the windows and the door design do not blend with traditional architecture.
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Drawings Meet Current Standards	good	
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	very suitable	
Directional Orientation		
(considering solar gain & ventilation)	limited efficiency	
front elev. facing southwest	1st option	
front elev. facing south	2nd option	
rear elev. facing southwest	3rd option	
rear elev. facing south	4th option	
Energy Efficiency:		
Building Form		
Compact rectangular form	very good	
Insulation Level		
Walls R20 Ceiling R40 Continous vapour barrier		
Exterior Cladding		
Vinyl siding	satisfactory	
Window Type & Glazing		
Double glazed, wood frame double hung	good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Roof Pitch, Eaves & Ventilation		
1 in 3 Pitch		
Entrances (see accessibility)		
Front Entrance	good	+ the wind screen and porch design for both entrances are energy efficient
Rear Entrance	good	- improve both entrances with solid wood or metal clad doors and storm doors.


BEDROOM
BATH
KITCHEN
BEDROOM
BEDROOM
LIVINGROOM

PROJECT 4: SETON BUNGALOW

DESCRIPTION:

This is a three bedroom single family detached house which is 80.2m^2 with an additional 80.2m^2 in the basement. It is a one storey design with 38 X 140 mm wood frame construction. The main floor contains two medium and one small bedroom. a medium size bathroom, a living room and a kitchen-dining area. This project is located in Glace Bay and Sydney, N. S. and was constructed under the Non-Profit Program. It was coordinated by the Seton Foundation located in Sydney. The plans are for a component home produced by Harbour Homes, called the Harbour Home Louisburg Model.

For more information concerning plans contact:

Co-op Atlantic
Sydney, Nova Scotia
902-539-6410

(Co-op Atlantic was the distributor for this project, although Harbour Homes are carried by numerous other distributors.)

estimated cost: $150.00 for one set

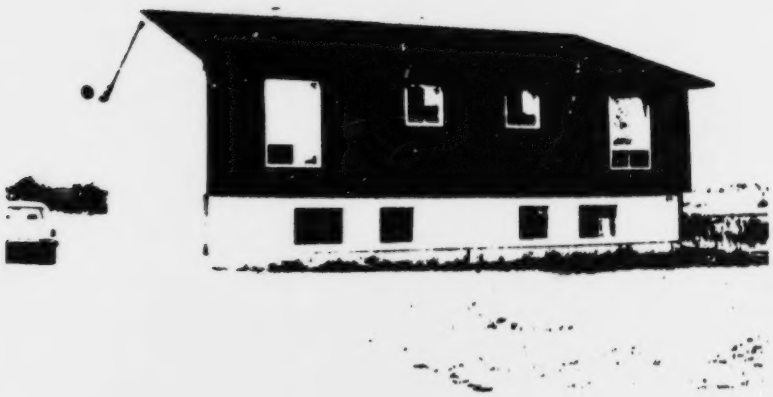
CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation;		
Street-House Orientation		
one orientation possible front elev. facing street	inflexible	
Entry Location & Design		
main entry in front (storm and hollow core wood door)	location good design poor	- users do not like main entry coming directly into living room and would like closet by the door - improve with a foyer & porch.
back entry (storm and hollow core wood door)	location good design poor	- back entry needs a closet porch & a larger space between it and the door to the basement stair which in its present location is dangerous and inconvenient.

CRITERIA	ASSESSMENT	OBSERVATIONS
Stair Location & Design		
stair to basement	location poor design good	- move stair farther forward; see above.
Through Unit Circulation	good	
Window Placement For Outside Surveillance	good	
Lifestyle & Layout:		
3 bedrooms, bathroom, living room and kitchen-dining on main floor	good	+ bedrooms & bathroom are on the same level.
Lighting		
Storage	satisfactory	- users would like closets by entrances and bedroom closets are too small
Kitchen	good	+ there is space for a kitchen table that will seat four. - the flue location limits the flexibility of counter and appliance arrangements in kitchen.
Flexibility:		
Bedrooms Suitable For Sharing Two Beds	1 suitable 2 unsuitable	
Convertability of Attic & Basement into Living Space		
Attic	unsuitable	- improve by increasing the size of basement windows.
Basement	very suitable	

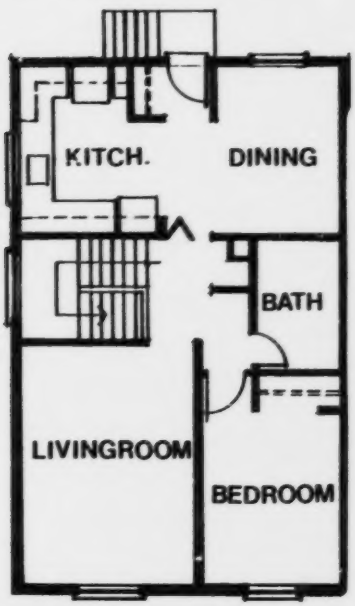
CRITERIA	ASSESSMENT	OBSERVATIONS
Future Additions	limited flexibility	+ possibility off kitchen & living room off right elev.
Adding & Subtracting Partitions	limited flexibility	+ possibility between two front bedrooms; between living room & bedrooms.
Choice of Floor Plans	inflexible	
Choice of External Trim, Decoration & Other Architectural Features	inflexible	
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	unsuitable	- too low
height to width proportion	unsuitable	- too wide for the height of building.
Roof Shape, Pitch & Eaves		
4 in 12 pitch	suitable	- the pitch is too low.
Materials		
colour lock - masonite siding	limited suitability	
Architectural Details		
(entrances, bays, gables, window shapes & trim)	unsuitable	- the entrance design and size, proporation and height of windows do not relate to windows and entrance designs of traditional buildings.
Construction:		

CRITERIA	ASSESSMENT	OBSERVATIONS
Ease of Reading & Interpreting Construction Drawings	good	
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections by the addition of furring strips in order to meet current standards.
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	suitable	
Directional Orientation		
(considering solar gain & ventilation)	limited efficiency	- improve with some means for shading south facing windows and insulating north facing windows.
front elev. facing southwest	1st option	
front elev. facing south	2nd option	
rear elev. facing north	3rd option	
Energy Efficiency:		
Building Form		
compact rectangular form	very good	
Insulation Level		
walls R20 ceilings R32	satisfactory	
Exterior Cladding		
colour lock masonite siding	poor	

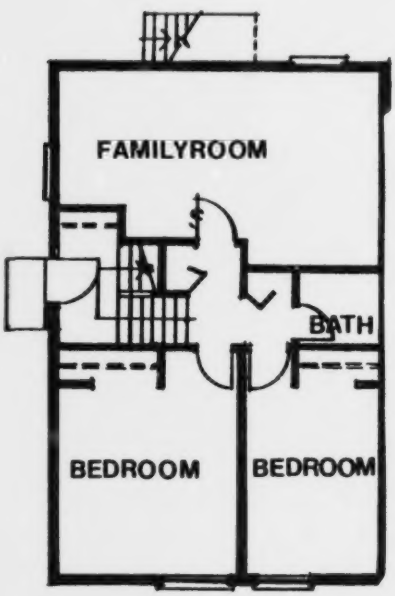
CRITERIA	ASSESSMENT	OBSERVATIONS
Window Type & Glazing		
double glazed vinyl frame sliders	poor	
Roof Pitch, Eaves & Ventilation		
4 in 12 pitch	satisfactory	- problem with snow infiltration in gable vents - improve with double louvered vents, vent hood &/or wind ventilator.
Entrance		
(see accessibility)		- both entrances would be improved with screens, solid core wood or metal clad insulated doors, entry porches.
main entry	poor	
back entry	poor	
Other Comments		
the bedrooms are cooler than the rest of the house, causing condensation and mould.	unsatisfactory	- the location of the furnace is on the far side of the house opposite from the bedrooms so heat must travel farther. - need ventilation fans in bathroom & kitchen

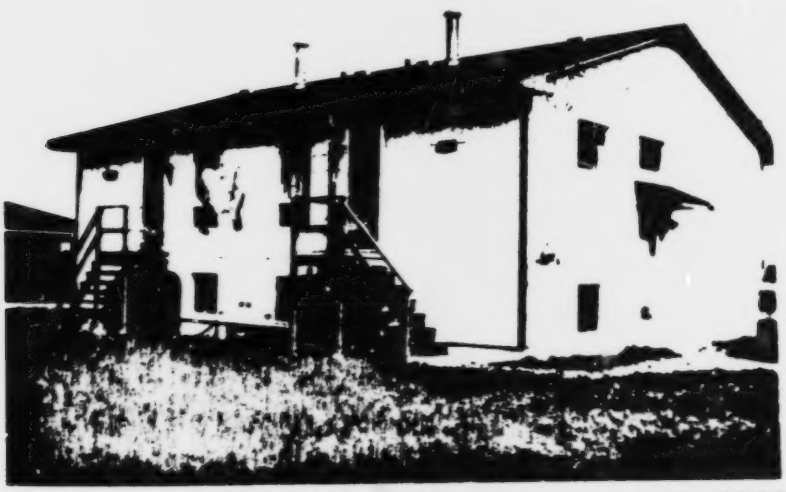


MAIN FLOOR PLAN



LOWER FLOOR PLAN





PROJECT 5: 1-20 SEMI-DETACHED MODEST HOUSE DESIGN

DESCRIPTION:

This is a bi-level semi-detached design with three bedrooms which is 98.5m^2; it is a split entry design with 38 X 39 mm wood frame construction. A combination kitchen-dining room area, living room, a small bedroom and a medium size bathroom are in the upper level. On the lower level are one small and one medium size bedroom, a half bath and a furnace and storage area. For cost reasons on this project, the plans were altered on the lower level and the half bath was converted to a utility room; also for cost reasons, the jog was taken out between units. The project location is Yarmouth, N.S. and it was constructed under the Co-op Housing Program. It was coordinated by the University Ste. Anne Housing Society, also located in Yarmouth, for the Brothers and Sisters Co-op. The plans were provided by Central Mortgage & Housing Corporation as stock plans & can be found in the Modest House Designs Book.

For more information concerning plans contact:

The local Canada Mortgage and Housing Corporation Office.

estimated cost of plans: $50.00 for 3 sets of plans.

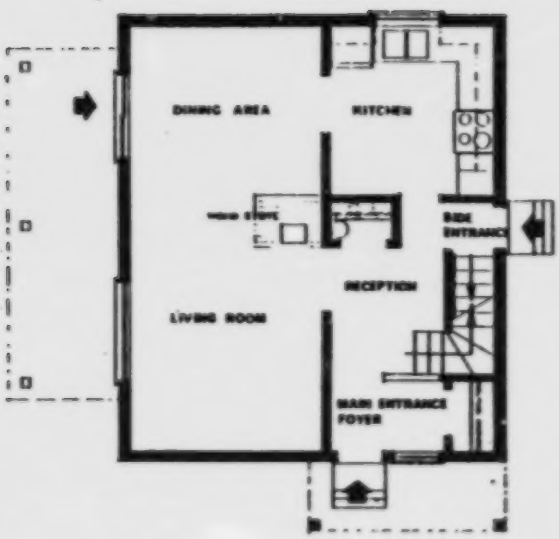
CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
only one orientation possible	limited flexibility	
side of house with living room & 3 bedrooms faces street	1st option	
Entry Location & Design		
main entry on side (foyer, closet, cushion floor)	unsatisfactory	- the front & rear entry, foyer and closets were reported by users to be too small
rear entry (porch, closet, cushion floor)	satisfactory	- users found the split entry design difficult to clean; dirt tended to travel further into the house

CRITERIA	ASSESSMENT	OBSERVATIONS
Stair Location & Design	location satisfactory design poor	- users did not like the entry intersecting the middle of the stair
Through Unit Circulation	satisfactory	
Window Placement for Outside Surveillance	satisfactory	- there are not enough windows on outer side of unit; kitchen window above sink is too high for viewing side yard.
Lifestyle & Layout:		
Kitchen-dining combination & living room and bath on upper level	very good	- users felt the living room was too small. - layout with bedrooms on different levels is not good for families with young children.
Bedrooms are split between upper & lover levels.		- users expressed dissatisfaction when bedrooms were in the basement; found them cold & damp.
Sound Control Between Units	good	
Lighting	unsatisfactory	- users would like an overhead light in living room. - users would like more windows in all bedrooms, especially on lower level and on the side wall of living room.
Storage	unsatisfactory	- closets, particularly the entry closets where the flues are located are too small.

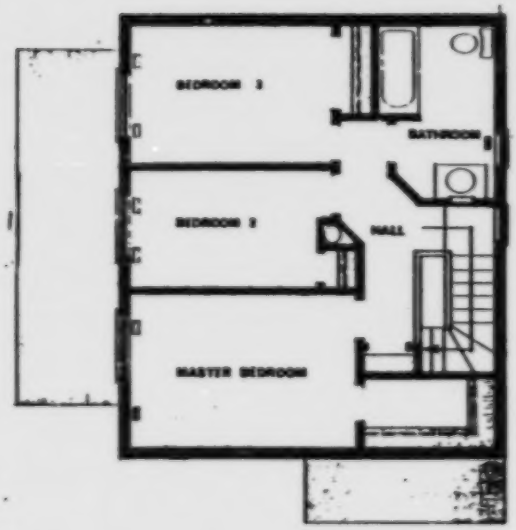
CRITERIA	ASSESSMENT	OBSERVATIONS
Kitchen-dining area	very good	+ users liked the size & layout of kitchen-dining room combination
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	2 unsuitable 1 suitable	
Convertability of Attic & Basement into Living Space		
Attic	unsuitable	
Basement	suitable	- need outlets in furnace and storage area.
Future Additions	limited flexibility	+ possibility off rear elevation
Adding & Subracting Partitions	limited flexibility	+ possibility in basement furnace-storage area; between kitchen 7 dining areas.
Choice of Floor Plans		
no alternatives provided	inflexible	+ can be employed as a single - detached unit.
Choice of External Trim, Decoration & Other Architectural Features		
no alternatives provided	inflexible	
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	suitable	
height to width proportion	unsuitable	- too wide for the height of the building.

CRITERIA	ASSESSMENT	OBSERVATIONS
Roof Shape, Pitch & Eaves	limited suitability	- pitch is too low.
Materials		
colour lock siding & vertical pineboard on front	unsuitable	- the combination of the two types of siding as well as the overhang over the basement windows do not blend well with traditional architecture.
Architectural Details		
(entrance, bays, gables, window shapes & trim)	unsuitable	- the entrance design & size, proportion and height of windows do not relate to window and entrance designs of traditional buildings.
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	- drawings did not allow for the correct clearance for chimney so lost closet space.
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections with the addition of furring strips under siding in order to meet current standards.
Ease of Construction	satisfactory	- contractor complained that there were too many small jogs in wall partitions.
Siting:		
Suitability to Slope		
Flat to gentle slope (3 - 10%)	very suitable	

CRITERIA	ASSESSMENT	OBSERVATIONS
Directional Orientation		
(considering solar gain & ventilation)	limited efficiency	
side of house with living room & three bedrooms face south	1st option	- improved by providing some means for shading south facing windows & insulating north facing windows.
Energy Efficiency:		
Building Form		
compact rectangular form	good	
Insulation Level		
walls R14 ceiling R31	satisfactory satisfactory	
Exterior Cladding		
colour lock siding	poor	- problems with bulging in freeze thaw cycles.
Window Type & Glazing		
vinyl siders	poor	- problems with infiltration.
Roof Pitch, Eaves & Ventilation	satisfactory	- problems with snow infiltration through gable vents - improve with double louvers, vent hoods, increased overhangs and/or wind ventilation.
Entrance		
(see accessibility)		- improve back porch by installing interior door. - improve by installing storm doors & wind screen - main entry improved by providing a porch.



GROUND FLOOR PLAN



SECOND FLOOR PLAN

PROJECT 6: SUFFOLK

DESCRIPTION:

This is a three bedroom single family detached house which is 110.7m^2 with an additional 52.8m^2 in the basement. It is a two storey design with 38 X 140 mm wood frame construction. The first floor contains a living/dining room combination and kitchen. Two small and one large bedroom and a large bathroom are on the second floor. This project is located in Yarmouth, N. S. and was constructed under the Co-op Housing Porgram. It was coordinated by the University Ste. Anne, Housing Society for the Broad-Brook II Co-op; both are located in Yarmouth, N.S. The plans were designed as stock plans by Coles Associates Ltd., who will provide any modifications desired for a modest fee.

For more information concerning plans contact:

Bloyce Affleck
c/o Coles Associates Ltd.
P. O. Box 695
Charlottetown, P.E.I
C1A 7L3

902-892-3467

estimated cost of plans: $50.00 per set

CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
two orientations possible south elev. facing street east elev. facing street	flexible 1st option 2nd option	
Entry Location & Design		
Main entry on side (covered stoop, foyer, closet, carpet)	location good design very good	+ main entry is a good size - users prefer cushion flooring in front entry
Side entry (porch, closet, cushion floor)	location good design satisfactory	- side entry is small causing problems with use of basement door

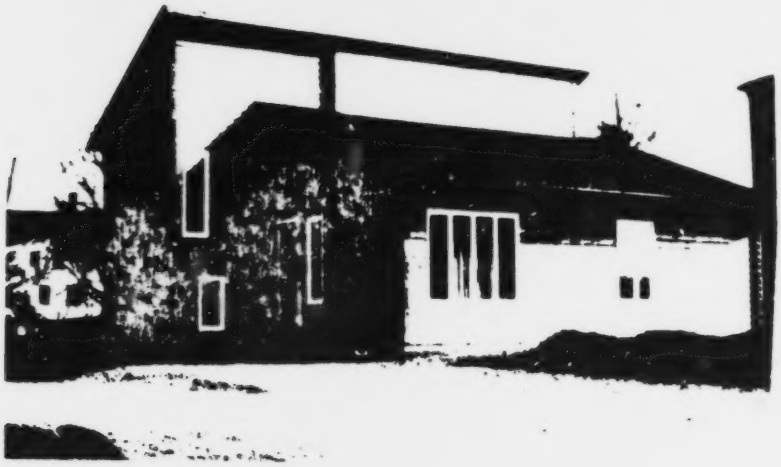
CRITERIA	ASSESSMENT	OBSERVATIONS
Patio doors onto veranda	location good design satis-factory	- improve usefulness of veranda with some type of flooring & steps for outside access.
Stair Location and Design		
2nd floor	location - very good design - satis-factory	+ users like open appear-ance of 2nd floor stair but feel stair treads are too narrow.
basement	location satis-factory design good	- sun porch makes base-ment stairs difficult to use.
Through Unit Circulation	very good	
Window Placement for Outside Surveillance	very good	
Lifestyle & Layout:		
living-dining room combination & kitchen on 1st floor	good	- users expressed diffi-culty pursuing different activities at same time, i.e. playing cards, watching T.V. An L shaped layout or partial partition might improve living-dining room layout.
all three bedrooms & bath on 2nd floor	very good	+ in any level situation users, especially families with small children, prefer all bedrooms and bathroom on same level.
Lighting	very good	+ nice and sunny all over the house
Storage		
Kitchen	unsatisfactory	- users would like enough space for a kitchen table for four

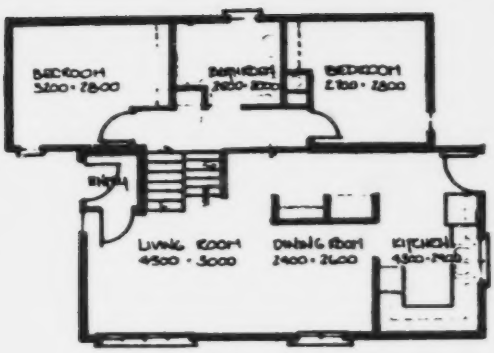
CRITERIA	ASSESSMENT	OBSERVATIONS
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	1 unsuitable 1 limited suitability 1 very suitable	
Convertability of Attic & Basement into Living Space		
Attic	unsuitable	
Basement	very suitable	- windows are small in basement if intended to use as living space
Future Additions	limited flexibility	+ easiest possibility would be to enclose veranda or covered stoop.
Adding & Subtracting Partitions	limited flexibility	+ possibility for adding partition between living/dining room + possibility for widening opening between kitchen & dining room or removing partition between bedrooms.
Choice of Floor Plans		
no alternatives provided	inflexible	
Choice of External Trim, Decoration & Other Architectural Features		
no alternatives provided	inflexible	
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	very suitable	
height to width proportion	very suitable	

CRITERIA	ASSESSMENT	OBSERVATIONS
Roof Shape, Pitch and Eaves		
6 in 12 & 4 in 12 pitch	very suitable	
Materials		
horizontal pine clap board	very suitable	
Architectural Details		
(entrances, bays, gables, window shapes & trim)	good	+ wood double hung windows are very suitable + veranda is very suitable but would be improved with post & railings that blend better with traditional Atlantic architecture.
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	- drawings did not allow for the correct clearance for chimney so lost closet space.
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections adding furring strips under siding in order to meet current standards.
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	very suitable	
intermediate slope (10 - 16%)	limited suitability	- expensive and would require modifications

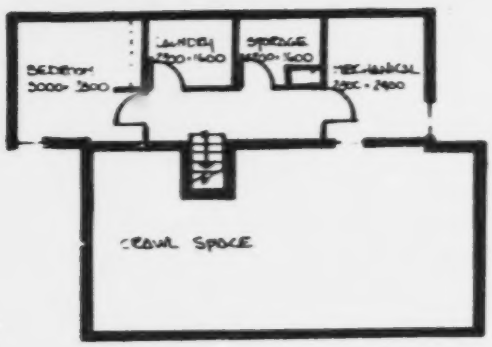
CRITERIA	ASSESSMENT	OBSERVATIONS
Directional Orientation		
(considering solar gain & ventilation)	very good efficiency	+ this building was designed with more windows on the south facing wall to take advantage of solar energy
south elev. with veranda facing south	1st option	
east elev. with entry stopp facing south	2nd option	
Energy Efficiency:		
Building Form		
compact square form	very good	
Insulation Level		
wall R20 ceilings R40 continuous vapour barrier	very good	
Exterior Cladding		
Plans call for rough sawn cedar shingles	very good	
this project used 18mm clap board	good	
Window Type & Glazing		
double hung, double glazed wood frame	good	
Roof Pitch, Eaves & Ventilation	good	- porch veranda roof shades south facing 1st floor windows; improved with some means for shading 2nd floor windows, e.g. bigger eave overhangs - problem with snow infiltration in roof gable vents - improve with exterior storm doors

CRITERIA	ASSESSMENT	OBSERVATIONS
Entrance (see accessibility)	good	+ covering over stoop as a windscreen & porch & entry hall as air locks are good, improve with 2nd interior doors.
Other Comments		
The building is heated with electric heat. There is a flue provided on the 1st flocr for wood stove.	satisfactory	+ the location is good for heat efficiency. - users complained that the location of the flue hindered the placement of furniture in the living room; widening the room or changing the flue location may remedy this situation.

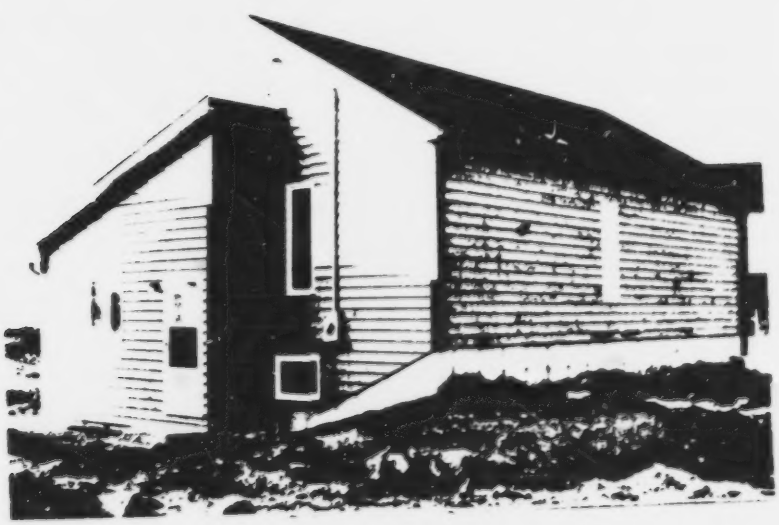




MAIN & UPPER FLOOR PLANS



LOWER FLOOR PLAN



PROJECT 7: TRILEVEL

DESCRIPTION:

This is a tri-level three bedroom single family detached design which is 92.9m^2. It has a combination basement-crawl space foundation and 38 X 140 mm wood frame construction. On the lowest level is a medium size bedroom, utility room, mechanical room and storage area. The main level has a living-dining room combination and kitchen. A small and medium size bedroom and medium size bathroom are on the third level. This project is located in Yarmouth, N. S. and was constructed under the Co-op Housing Program. It was coordinated by the University Ste. Anne Housing Society, also located in Yarmouth, for the South End Co-op. The plans were designed by Jones and Manning Architects as stock plans, who will provide any desired modifications for a modest fee.

For more information concerning plans, contact:

Jones and Manning Architects
P. O. Box 1989
Charlottetown, P.E.I.
C1A 7N7

estimated cost of plans: $50.00 for a single set
$75.00 for a set of three

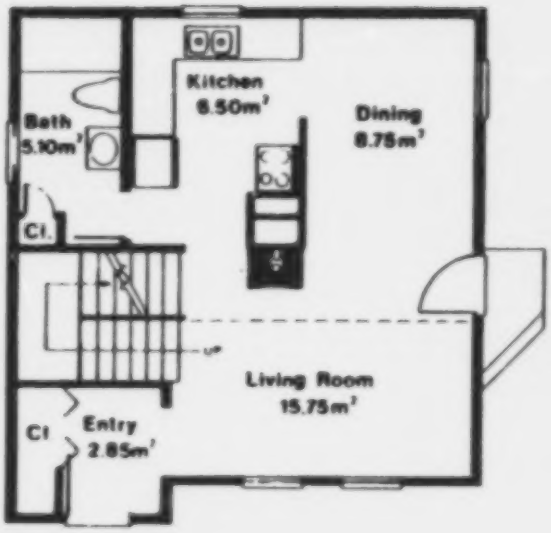
CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
three possibilities	very flexible	
south elev. facing street	1st option	
west elev. facing street	2nd option	
east elev. facing street	3rd option	
Entry Location & Design		
Main entry on side (porch, cushion floor, solid wood door)	location good design good	- when both entrances are located on side of house, one will tend not to be used because it is too far from driveway.
2nd entry, on side (cushion floor)	location good design good	- side entrance into kitchen would be improved with a closet & porch

CRITERIA	ASSESSMENT	OBSERVATION
Stair Location & Design	location good design satisfactory	+ users like the open appearance of stair & balcony & the small number of steps between levels.
Through Unit Circulation	unsatisfactory	- the placement of the bar divider & closet in the dining area takes up needed space & makes an awkward traffic flow from kitchen to stairs. This project modified the plans by removing this divider & putting a closet in front of side door to form an entry foyer.
Window Placement for Outside Surveillance	satisfactory	- can only see backyard through bathroom window on 3rd level - may create difficulties for families with young children.
Lifestyle & Layout:		
living-dining room combination & kitchen on main level	good	- layout of living-dining does not allow different activities to occur simultanteously i.e. playing cards & watching T.V. An L shape layout or partition might improve situation.
2 bedrooms & bath on 3rd level and 1 bedroom on 1st level		- in any multilevel situation users, particularly families with young children, prefer all bedrooms & bathroom on same level.
Lighting	*very good*	+ clerestory windows make it bright & sunny all over the house.

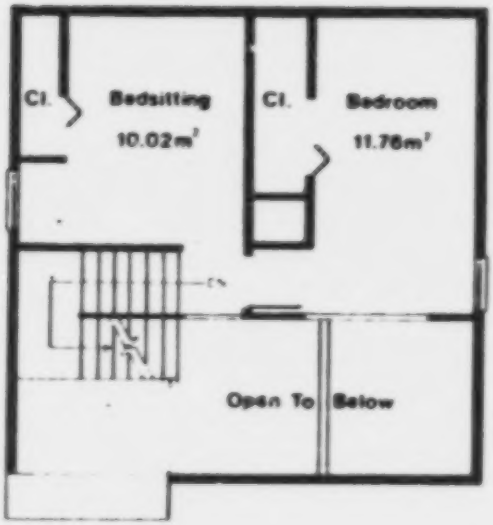
CRITERIA	ASSESSMENT	OBSERVATIONS
Storage	very good	
Kitchen	satisfactory	- users would like space for a kitchen table that can seat 4 people.
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	1 unsuitable 2 very suitable	
Convertability of Attic & Basement into Living Space		
Attic	unsuitable	
Basement	very suitable	- users would like to be able to use crawl space.
Future Additions	limited flexibility	+ plans provide for 600mm expansion to north and south
Adding & Subtracting Partitions	limited flexibility	+ possibility between kitchen and dining room; living room and dining area on main level and between bedroom, utility room & storage and mechanical room on 1st level.
Choice of Floor Plans	inflexible	
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	very suitable	
height to width proportion	limited suitability	- too wide for the height of the building.

CRITERIA	ASSESSMENT	OBSERVATIONS
Roof Shape, Pitch & Eaves	unsuitable	- shed roof design does not blend well with traditional gable design.
Materials		
pine clapboard	very suitable	
Architectural Details		
(entrances, bays, gables, window shpaes & trim)	unsuitable	- the entrance design and size, proportion and height of windows does not relate to window and entrance designs of traditional building.
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections with the addition of furring strips under siding in order to meet current standards.
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	suitable	
intermediate slope (10 - 16%)	suitable	

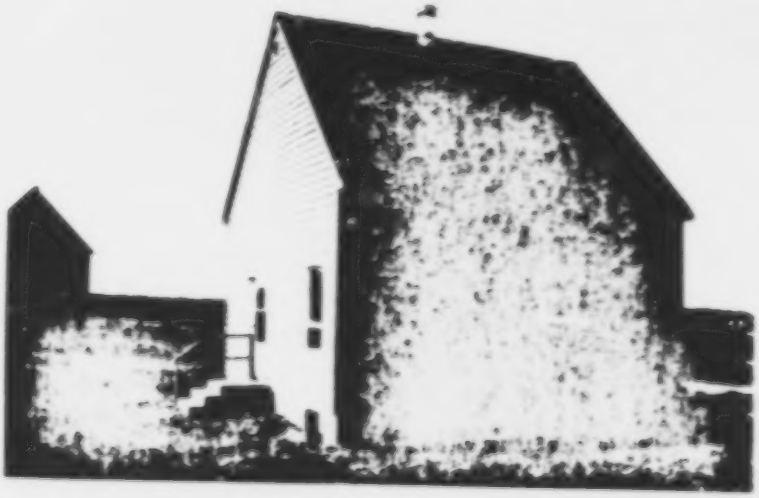
CRITERIA	ASSESSMENT	OBSERVATIONS
Directional Orientation		
(considering solar gain & ventilation)	very good efficiency	+ clerestory windows are operable for summer cooling; improve by increasing overhang.
this building was designed with more windows on south facing wall to take advantage of solar energy.		+ eave overhang is good for shading 1st storey windows on south facing elev.
south elev. facing south	1st option	- improve by providing some means for shading 2nd storey on south facing elev. and insulating north facing windows.
Energy Efficiency:		
Building Form		
compact rectangular form	good	
Insulation Level		
wall R20 ceilings R40 Continuous vapour barrier	very good	
Exterior Cladding	good	
Window Type & Glazing		
double glazed, wood frame casement & awning	very good	
Roof Pitch, Eaves & Ventilation	very good	
Entrance		
(see accessibility)		
Main entry	good	- improve main entry with storm door & wind screen
Side entry	poor	- improve side entry with storm door, wind screen & porch.



MAIN FLOOR PLAN



SECOND FLOOR PLAN



PROJECT 8: ATLANTIC COTTAGE

DESCRIPTION:

This is a three bedroom single family detached house which is 87.7m^2 with an additional 53.5m^2 in the basement. It is a two storey design with 38 X 140 mm wood frame construction. The first floor contains a living-dining room combination, kitchen and medium size bathroom. One medium size and one large bedrooms are on the second floor. The living room has a cathedral ceiling. There is also space for a medium size bedroom in the basement. This project is located in Yarmouth, N.S. and was constructed under the Co-op Housing Program. It was coordinated by the University Ste. Anne Housing Society also located in Yarmouth for the Broad Brook II Co-op. The plans were designed by Brian Gillis as stock plans. Mr. Gillis will be glad to suggest modifications in order to bring plans up to current standards and will provide any other alterations desired for a modest fee.

For more information concerning plans contact:

Brian Gillis
Gillis Guimond Arch.
125 Sydney Street
P. O. Box 1703
Charlottetown, P.E.I.
C1A 7N4

902-566-1685

estimated cost of plans: $75.00 - set of 3 plans

CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation	flexible	
two orientations possible south elev. facing street east elev. facing street	 1st option 2nd option	
Entry Location & Design		
Main Entry on front (porch, closet, suchion floor, solid wood door)	location good design poor	- users would prefer the second entry to be closer to kitchen & would like a porch, closet & cushion flooring.
Side entry (carpet, solid wood door)	location poor design poor	+ main entrance design is good but space is left over. It is too small to be useful & there is no easy access to it.

CRITERIA	ASSESSMENT	OBSERVATIONS
Stair Location & Design		
to 2nd floor	location good design satisfactory	+ users like open appearance
to basement	location good design satisfactory	- the stair landing is too narrow
Through Unit Circulation	satisfactory	- the location of the side entrance takes needed space from the living-dining room.
		- user must walk by mechanical room to enter the basement bedrooms; improved by providing a hallway with a door to the mechanical room.
Window Placement for Outside Surveillance	satisfactory	- no visual access to backyard; a window over sink is too high and too small. Also users would like a window on the back wall of dining room.
Lifestyle & Layout:		
living-dining combination & kitchen on 1st floor	very good	+ L shape layout of living-dining combination is good because it allows different activities to occur simultaneously, i.e. T.V. & playing cards. Users also like the width of opening between dining room & kitchen.
		- layout with bedrooms on different levels is not good for families with young children.

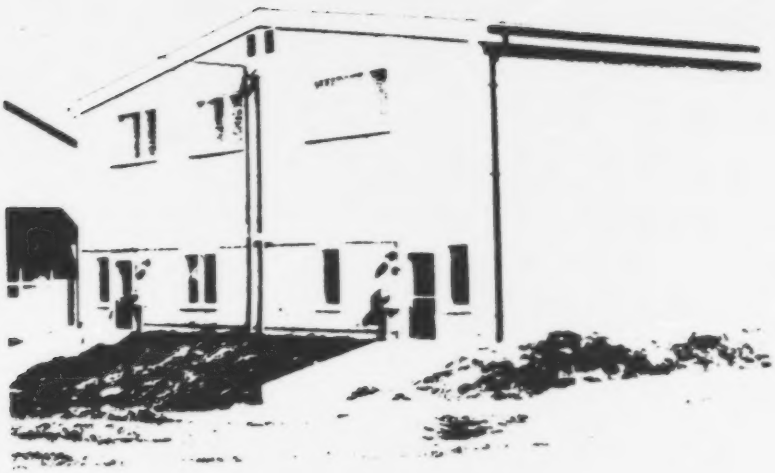
CRITERIA	ASSESSMENT	OBSERVATIONS
bedrooms are split between 2nd floor & basement and the bathroom is on 1st floor		- bedrooms in basement tend to be cold and damp - if only one bathroom, the present location is good; if two bathrooms, they would be better located on 2nd floor & basement close to bedrooms.
Lighting	satisfactory	- users would prefer more than the single window provided in all the bedrooms.
Storage	good	+ closets are a good size in 2nd floor bedroom. - users would like a linen closet
Kitchen	satisfactory	- users would prefer a space for a kitchen table that seats 4.
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	1 suitable 2 suitable 1 limited suitability	- the rear wall is too low in 2nd floor bedrooms making it difficult to use or arrange furniture. - need to redesign the partition walls in left rear bedroom in basement; there are too many small jogs.
Convertability of Attic and Basement into Living Space		
Attic	unsuitable	
Basement	very suitable	

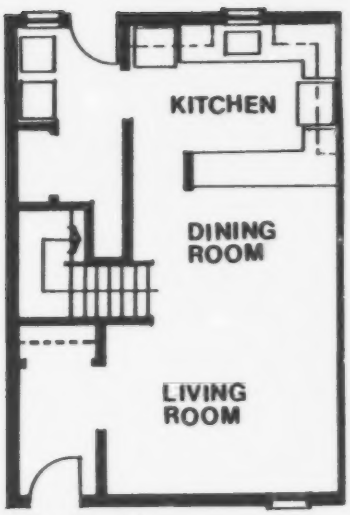
CRITERIA	ASSESSMENT	OBSERVATIONS
Future Additions	limited suitability	+ plans suggest the addition of a green house on front elev. There is also the possibility for additions on north & east elev.
Adding & Subtracting Partitions	limited suitability	+ possibilities between basement rooms; between 2nd floor bedrooms; between living & dining rooms; kitchen and dining room.
Choice of Floor Plans	inflexible	
Choice of External Trim, Decoration & Other Architectural Features	inflexible	
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	good	
height to width proportion	good	
Roof Shape, Pitch & Eaves		
12 in 12 pitch	good	- improve by increasing ease overhang.
Materials		
wood clapboard	good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Architectural Details		
(entrances, bays, gables, window shapes & trims)	satisfactory	- windows do not reflect the proportions of the building; are too high for the height and width of the building; more traditional double hung windows with small panes would be more appropriate.
Construction:		
Ease of Reading & Interpreting Construction Drawings	satisfactory	- the drawings are too crowded on the page, making them confusing to read & interpret.
Drawings Meet Current Standards	satisfactory	- need to update roof details & modify exterior wall sections with the addition of furring strips under siding in order to meet current standards.
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	suitable	
intermediate slope (10 - 16%)	suitable	
Directional Orientation		
(considering solar gain & ventilation)		

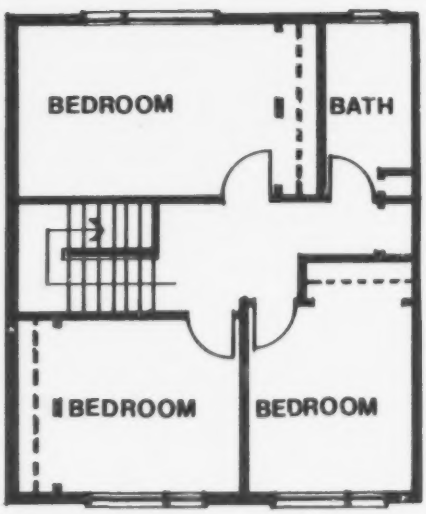
CRITERIA	ASSESSMENT	OBSERVATIONS
Directional Orientation (continued)		
this building was designed with more windows placed on the south facing wall to take advantage of solar energy.	very good efficiency	- improved by providing means for shading south facing windows Y insulating north facing windows.
south elev. with main entry facing south	1st option	
east elev. facing south	2nd option	
Energy Efficiency:		
Building Form		
compact square form	very good	
Insulation Level		
wall R20 ceiling R40 continuous vapour barrier	very good	
Window Type & Glazing		
double glazed, wood frame casement windows	very good	
Roof Pitch, Eaves & Ventilation		
12 in 12 pitch	good	- improve by increasing eave overhangs on south elev. - problem with snow infiltration in roof gable vents -- improve with double louver vents, vent hoods or wind ventilators.
Entrance		
(see accessibility)		
Main entry	very good	- improve with storm door & wind screens
Side entry	poor	- improve with porch, storm door & wind screen.

CRITERIA	ASSESSMENT	OBSERVATIONS
Other Comments		
The building is electrically heated and there is a flue on the 1st floor for a wood stove.	satisfactory	+ the location is good for heat efficiency - users complained that the location of the flue hindered the placement of furniture in living room; widening the room or changing the flue location may remedy the situation.

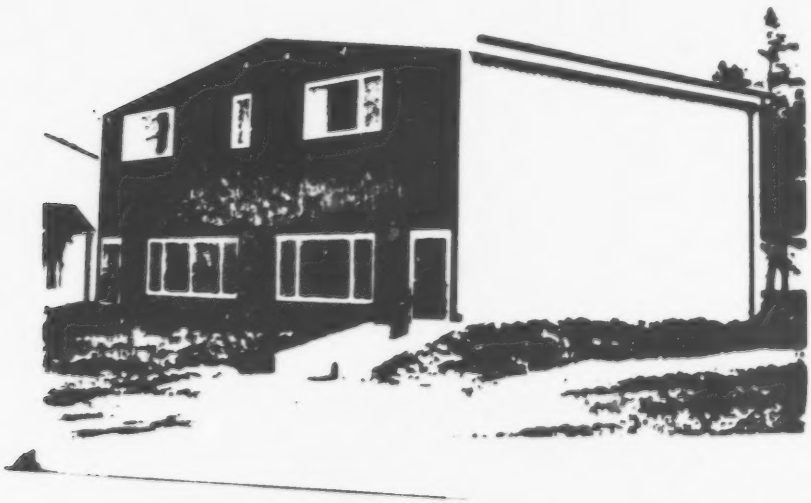




MAINFLOOR



SECONDFLOOR



PROJECT 9: BROAD BROOK II SEMI-DETACHED

DESCRIPTION:

This is a two storey semi-detached design with a two bedroom unit (86.9m^2) and a three bedroom unit (105.8m^2). The plans also offer the option for two two-bedroom units or two three-bedroom units. It has a slab on grade foundation and 38 X 140 mm wood frame construction. In the three bedroom unit the first floor contains a living room-kitchen combination and utility room. On the second floor are one small, one medium and one large bedroom and a medium size bathroom. This project is located in Yarmouth, N. S. and was constructed under the Co-op Housing Program. It was coordinated by the University Ste. Anne Housing Society, also located in Yarmouth, for the Broad Brook II Co-op. The plans were designed by Robert Chipman Architects who will make any modifications desired for a modest fee.

For more information concerning plans contact:

Robert Chipman
Robert Chipman Architects
P. O. Box 74
South Ohio, Yarmouth County
Nova Scotia
B0W 3E0

902-761-2992

estimated cost of plans: $75.00 per set

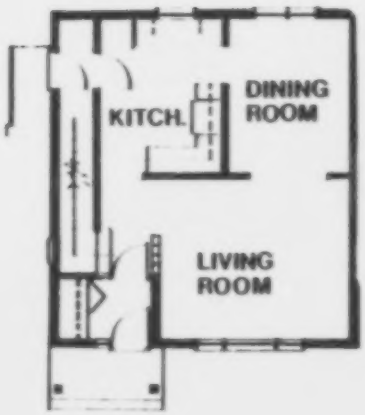
CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
Only one orientation possible		
front elev. facing street		
Entry Location & Design		
Main entry on front porch, closet, carpet, solid wood door	location good design good	+ entry porches are a good width in 3 bedroom units - users prefer cushion flooring in front entry
Rear entry (porch, closet, cushion flooring, solid wood door)	location good design good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Stair Location & Design	location good design good	
Through Unit Circulation	good	
Window Placement for Outside Surveillance	good	- improve by providing windows on outer side wall
Lifestyle & Layout:		
living room-kitchen combination on 1st floor	satisfactory	- can see from living room into kitchen. Improve by providing a visual screen. - improve by providing space for a dining room table.
all three bedrooms & bath on 2nd floor	very good	+ in any multi-level situation users, particularly families with young children, prefer all bedrooms and a bathroom on the same level.
Lighting	good	+ large windows in most rooms; nice and sunny all over the house.
Storage	good	+ very large bedroom closets.
Kitchen	good	- there is no space for a kitchen table so must use counter for eating
Flexibility:		
Bedrooms Suitable for Sharing Two Beds		
3 bedroom unit	1 very suitable 2 limited suitability	
2 bedroom unit	2 very suitable	

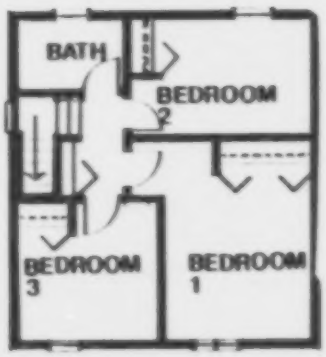
CRITERIA	ASSESSMENT	OBSERVATIONS
Convertability of Attic & Basement into Living Space		
Attic	unsuitable	
Basement	unsuitable	
Future Additions	limited flexibility	+ possibility on the front rear or outer side of unit.
Adding and Subtracting Partitions	limited flexibility	+ between rear bedrooms; between kitchen & living room.
Choice of Floor Plans		
a choice of a two bedroom or three bedroom unit	limited flexibility	
Choice of External Trim, Decoration & Other Architectural Features	no flexibility	
no alternatives provided		
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	suitable	
height to width proportion	limited suitability	- too wide for the height of the building.
Roof Shape, Pitch & Eaves		
2 in 12 pitch	limited suitability	- too low a pitch for the width of the building.
Materials		
vertical pine siding	suitable	- horizontal clap board siding would be more appropriate.

CRITERIA	ASSESSMENT	OBSERVATIONS
Architectural Details		
(entrances, bays, gables, window shapes & trim)	unsuitable	- the entrance design and size, proportion and height of windows do not relate to window and entrance designs of traditional buildings.
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections with the addition of furring strips under siding in order to meet current standards.
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	very suitable	
Directional Orientation	limited efficiency	
front elev. facing southwest front elev. facing south rear elev. facing southwest rear elev. facing south	1st option 2nd option 3rd option 4th option	- improve by providing some means for shading south facing windows & insulating north facing windows.
Energy Efficiency:		
Building Form		
compact rectangular form	very good	

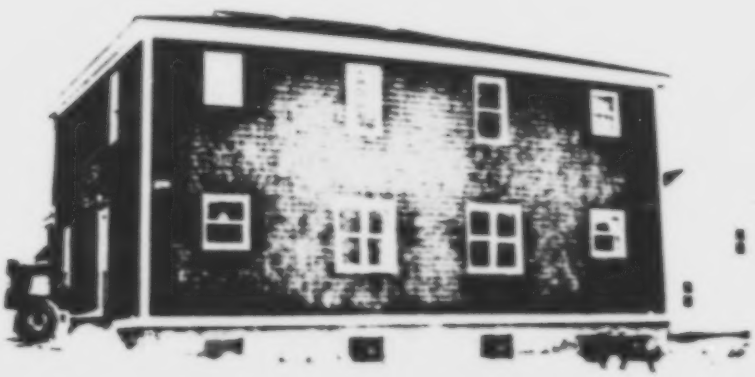
CRITERIA	ASSESSMENT	OBSERVATIONS
Insulation Level		
walls R20 ceilings R40 continous vapour barrier	very good	
Exterior Cladding		
18mm pine siding	good	
Window Type & Glazing		
double glazed wood framed casement	very good	
Roof Pitch Eaves & Ventilation		
2 in 12 pitch	good	- prohlems with snow infiltration in gable vents improve with double covered vents, vent hoods and/or wind ventilators
Entrance		
(see accessibility)	good	- improved with exterior storm doors and wind screen
main entry rear entry	good good	+ entry porches provide a good air lock but improved by installing 2nd interior doors on both porches.



MAIN FLOOR PLAN



SECOND FLOOR PLAN



PROJECT 10: SEMI-DETACHED UNIT

DESCRIPTION:

This is a three bedroom semi-detached unit which is 106.4m^2 with an additional 52.2m^2 in the basement. It is a two storey design with 38 X 140 mm wood frame construction. The first floor contains a living-dining room combination and kitchen. There is one small, one medium, and one large bedroom and a medium size bathroom. This project was built in St. John's, Newfoundland under the Co-op Housing Program. It was coordinated by Community Housing and Support Services (C.H.A.S.S.), also located in St. John's, for Easton Co-op. The plans were designed by Taecon Ltd. for this project. A modified version of the plans is available.

For more information concerning plans contact:

Wilfred Burry
Taecon Ltd.
P. O. Box 2395, Sta. "C"
St. John's, Nfld.
A1C 6E7

709-722-7370

estimated cost of plans: 2% of the construction cost (1% for project liability fee & 1% for a site redesign).

CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
one orientation possible front elev. facing street	limited flexibility	
Entry Location & Design		
main entry on front covered stoop: porch, cushion floor, closet & small partition in foyer, & metal clad insulated door	location good design very good	+ users like the design of the front porch + users like the use of a partition to create a foyer for main entrance but don't like the 19 X 89 pine board screen - not attractive
side entry (porch, cushion floor, metal clad insulated door)	location good design good	- users would like a closet in back porch

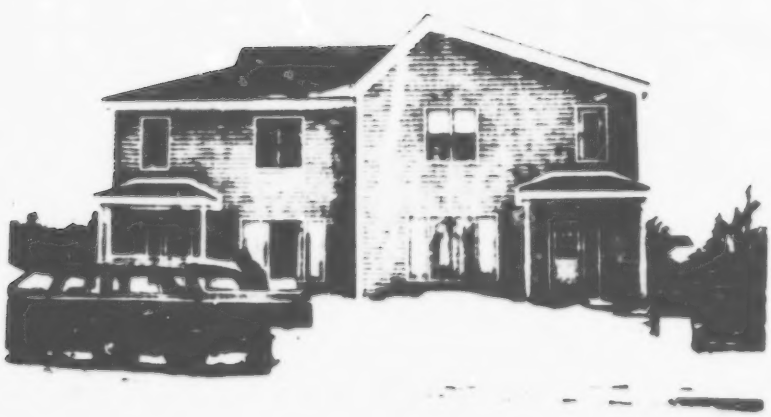
CRITERIA	ASSESSMENT	OBSERVATIONS
Stair Location & Design		
stair to 2nd floor	location good design satisfactory	
stair to basement	location good design good	- users would prefer a more open design for stair bannister
Through Unit Circulation	good	- users would prefer a door on entrance to kitchen from main entrance to prevent view into kitchen as one enters the house
Window Placement for Outside Surveillance	good	- staggered units make it difficult to see down the entire street, improve with a bay window in living room.
Lifestyle & Layout:		
living-dining room combination & kitchen on 1st floor	good	+ L shape layout for living-dining combination is good because it allows different activities to occur simultaneously.
Sound Control Between Units	very good	+ in any multi-level situation users, particularly families with young children, prefer all bedrooms & bathroom on same level - in living room, the length of the back wall is too short & limits furniture placement.
Lighting	very good	+ bright & sunny all over the house. - improve by providing more windows in basement.

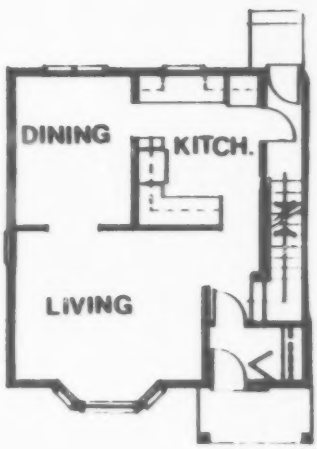
CRITERIA	ASSESSMENT	OBSERVATIONS
Storage	very good	
Kitchen	satisfactory	- users would like a space for a kitchen table and the possibility for a bigger opening or a pass through between kitchen & dining room.
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	1 limited suitability 1 suitable 1 very suitable	
Convertability of Attics & Basement into Living Space		
Attic	unsuitable	
Basement	very suitable	
Future Additions	limited suitability	+ possibility of rear elevation or side elevation
Adding & Subtracting Partitions	limited suitability	+ possibility between dining room & kitchen; dining room Y living room; between bedrooms.
Choice of FLoor Plans		
no alternatives provided	inflexible	
Choice of External Trim, Decoration & Other Architectural Features		
3 alternative facades & roof designs available	flexible	

CRITERIA	ASSESSMENT	OBSERVATIONS
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	very suitable	
height to width	very suitable	
Roof Shape, Pitch & Eaves	very suitable	+ the roof designs blend very well with traditional roof designs
Materials		
clapboard	very suitable	
Architectural Details		
(entrances, bays, gables, window shapes & trim)	very suitable	+ the veranda and double hung windows blend well with traditional architecture
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	+ drawings are thorough and easy to read - the specifications are long and complex
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections with the addition of furring strips under siding in order to meet current standards
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	suitable	

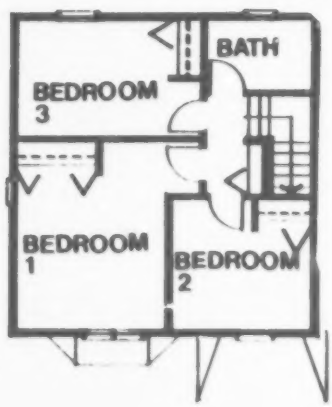
CRITERIA	ASSESSMENT	OBSERVATIONS
Suitability to Slope (continued)		
intermediate slope (10 - 16%)	limited suitability	- expensive and would require modifications
Directional Orientation		
(considering solar gain & ventilation)	limited efficiency	- improve by providing some means for shading south-facing windows and insulating north facing windows
front elev. facing southwest	1st option	
front elev. facing south	2nd option	
rear elev. facing southwest	3rd option	
rear elev. facing south	4th option	
Energy Efficiency:		
Building Form		
compact rectangular form	very good	
Insulation Level		
walls R20 ceilings R40 continuous vapour barrier	very good	
Exterior Cladding		
16 mm pine siding	good	- there are problems with the siding splitting; improve by increasing depth to 18mm
Window Type & Glazing		
double glazed wood frame double hung	good	
Roof Pitch, Eaves & Ventilation		
3 in 4 and 3 in 1	good	+ the roof pitch is good - there are problems with snow infiltration in gable vents; improve with double louvered vents, vent hoods and/or wind ventilators

CRITERIA	ASSESSMENT	OBSERVATIONS
Entrance		
(see accessibility)		+ porches on both entries are good. - improve with wind screens and storm doors because metal doors freeze shut in cold air.





MAIN FLOOR PLAN



SECOND FLOOR PLAN

PROJECT 11: GENESIS SEMI-DETACHED

DESCRIPTION:

This is a three bedroom semi-detached unit which is 102.2m^2 and an additional 51.1m^2 in the basement. It is a two storey design with 38 X 140 mm wood frame construction. The first floor contains a living-dining room combination and kitchen. There are one medium and two large bedrooms and a medium size bathroom. This project is located in St. John's, Newfoundland and was constructed under the Co-op Housing Program. It was coordinated by C.H.A.S.S., also located in St. John's, for Genesis Co-op. The plans were designed for this project by Taecon Ltd. but can be made available through the Genesis Co-op providing the Co-op approves of the application and proposed site location.

For more information concerning plans contact:

Brian LeDrew
Genesis Co-Op
60 Jeffers Dr.
Mt. Pearl, Nfld.
AlN 2R9

709-368-1975

estimated cost of plans — 2% of the construction cost (1% for project liability fee 1% for a site redesign fee)

For more information about fees contact:

Wilfred Burry
Taecon Ltd.
P. O. Box 2395, Sta. "C"
St. John's, Nfld.
AlC 6E7

709-722-7370

CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
one orientation possible	limited flexibility	
north elevation facing street		

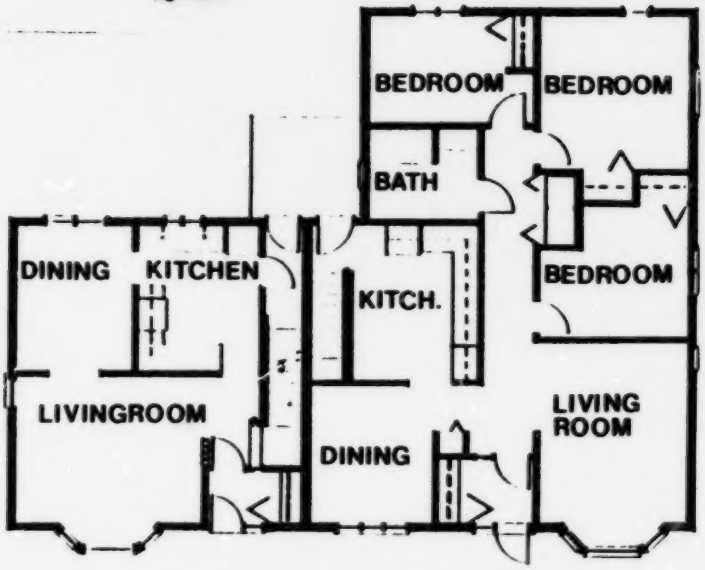
CRITERIA	ASSESSMENT	OBSERVATIONS
Entry Location & Design		
main entry on front (covered stoop, porch, cushion floor, closet & small partition in foyer, insulated metal clad door)	location good design very good	- users would like a closet in back porch & the entrance might be better located closer to rear corner of house adjacent to driveway. + users like the design of the front porch. - users like the use of a partition to create a foyer for main entrance but don't like the 19 X 89 pine board screen; it is not attractive.
Stair Location & Design		
stair to 2nd floor	location good design satis-factory	
stair to basement	location good design good	- users would prefer a more open design for stair bannister.
Through Unit Circulation	good	- users would prefer a door on entrance to kitchen from main entrance so can't see into kitchen as enter house.
Window Placement for Outside Surveillance	very good	+ the bay window in living room allows view of the entire street even though the units are staggered.
Lifestyle & Layout:		
living-dining room combination & kitchen on 1st floor	good	+ L shape layout for living-dining combination is good because it allows different activities to occur simultaneously, i.e. watching T.V. & playing cards.

CRITERIA	ASSESSMENT	OBSERVATIONS
living-dining room combination & kitchen on 1st floor (continued)		- improve flexibility of size of opening between living & dining area
all three bedrooms and bath on 2nd floor		+ in any multi-level situation users, particularly families with young children, prefer all bedrooms & bathroom on same level.
		+ in living room, the length of the back wall & the bay window give flexibility with furniture placement & a larger sense of space.
Sound Control Between Units	very good	
Lighting	very good	+ nice & sunny all over the house
		- need more windows in basement because deck blocks sun.
Storage	very good	
Kitchen	satisfactory	- users would like space for a kitchen table & the possibility for a bigger opening or for a pass through between kitchen and dining room.
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	1 limited suitability 1 suitable 1 very suitable	

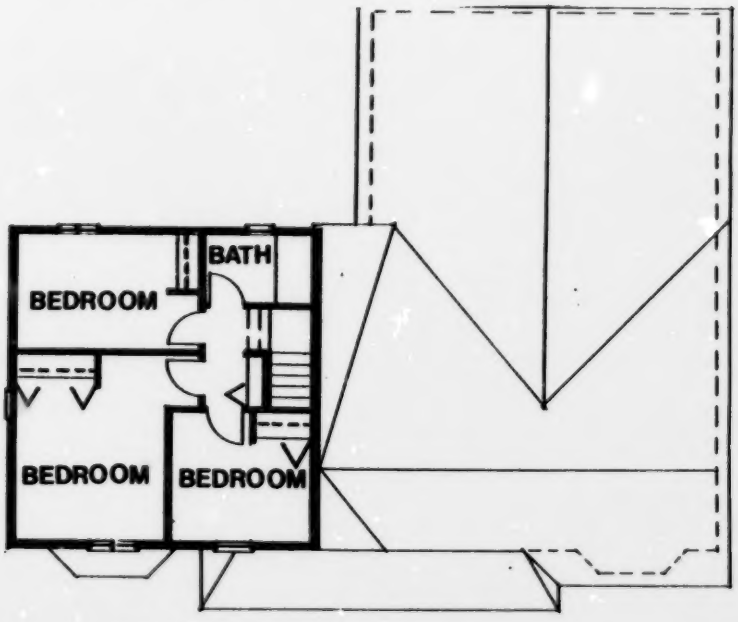
CRITERIA	ASSESSMENT	OBSERVATIONS
Convertability of Attic and Basement into Living Space		
Attic	unsuitable	
Basement	very suitable	- need more windows
Future Additions	limited suitability	+ possibility off rear elev. or side elev.
Adding & Subtracting Partitions	limited suitability	+ possibility between dining room & kitchen; dining room & living room; between bedrooms.
Choice of External Trim, Decoration & Other Architectural Features		
3 alternative facades & roof designs available	flexible	
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	very suitable	
height to width proportion	very suitable	
Roof Shape, Pitch & Eaves	very suitable	+ the roof designs blend very well with tradional architecture.
Materials		
clapboard	very suitable	
Architectural Details		
(entrances, bays, gables, window shapes & trim)	very suitable	+ the bay window, veranda and double hung windows blend well with the traditional architecture.

CRITERIA	ASSESSMENT	OBSERVATIONS
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	+ drawings are thorough & easy to read - the specifications are long & complex to understand.
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections with the addition of furring strips under siding in order to meet current standards.
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	suitable	
intermediate slope (10 - 16%)	limited suitability	- expensive and would require modifications.
Directional Orientation		
(considering solar gain & ventilation)	limited efficiency	
front elev. facing southwest front elev. facing south rear elev. facing southwest rear elev. facing south	1st option 2nd option 3rd option 4th option	- improve by providing some means for shading south-facing windows and insulating north facing windows.
Energy Efficiency:		
Building Form		
compact rectangular form	very good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Insulation Level		
walls R20 ceiling R40 continuous vapour barrier	very good	
Exterior Cladding		
16 mm pine siding	good	- problems with siding splitting; improve by increasing depth to 18 mm.
Window Type & Glazing		
double glazed wood frame double hung	good	+ pitch of roof is good - problem with snow infiltration in gable vents; improve with double louvered vents, vent hoods and/or wind ventilators
Entrance		
(see accessibility)		
main entry	good	+ porches on both entries are good
rear entry	good	- improve both entries with wind screens & storm doors because metal doors freeze shut & allow cold air to enter



MAIN FLOOR PLAN



SECOND FLOOR PLAN

PROJECT 12: GENESIS ACCESSIBLE SEMI-DETACHED

DESCRIPTION:

This is a three bedroom semi-detached unit which is 96.38m^2 and an additional 96.38m^2 in the basement. It is a specially designed one-storey accessible unit for the handicapped that is attached to the two storey unit presented in Project 11, the Genesis semi-detached unit. It has 38 X 140 mm wood frame construction and contains two medium size and one large bedroom, a large bathroom, living room, dining room and kitchen. This project is located in St. John's, Newfoundland. It was constructed under the Co-op Housing Program and coordinated by Taecon Ltd. The plans can be made available through the Genesis Co-op providing they approve of the application and potential site location of the plans.

For more information concerning plans contact:

Brian LeDrew
Genesis Co-op
60 Jeffers Dr.
Mt. Pearl, Nfld.
AlN 2R9

709-368-1975

estimated cost of plans: 2% of the construction cost
(1% for Project Liability fee
1% for a site redesign fee)

For more information about fees contact:

Wilfred Burry
Taecon Ltd.
P. O. Box 2395, Sta. "C"
St. John's, Nfld.
AlC 6E7

709-722-7370

CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
one orientation possible elevation facing street	inflexible	

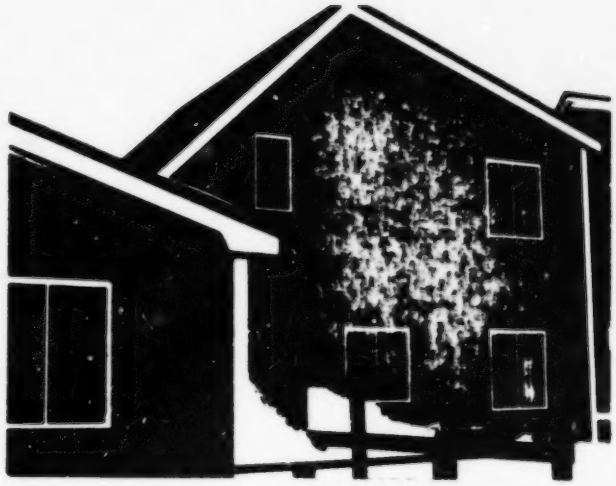
CRITERIA	ASSESSMENT	OBSERVATIONS
Entry Location & Design		
Main entry on front (covered stoop, porch, cushion floor, closet, small partition in foyer & metal clad insulated door	location good design good	- users like the use of a partition to create a foyer for main entrance but don't like the 19 X 89 pine board screen; it is not attractive.
rear entry (cushion floor, metal clad insulated door)	location good design satisfactory	- users would like a porch on back entry
Stair Location & Design		
Stair to basement	location good design poor	- the handicapped user cannot use the stairs to get to basement.
Through Unit Circulation	very good	+ there is easy access to every room for handicapped
Window Placement for Outside Surveillance	satisfactory	- users would like a window facing the backyard. + the bay window in living room allows surveillance of the entire street even though the units are staggered.
Lifestyle & Layout:		
living room, dining room, kitchen, bath and three bedrooms on same floor		
Sound Control Between Units	very good	
Lighting	good	
Storage	good	- users would like a linen closet
Kitchen	good	- as an accessible unit it would be improved by lowering upper cabinets in kitchen & providing pull out shelves or turnstiles in cabinets.

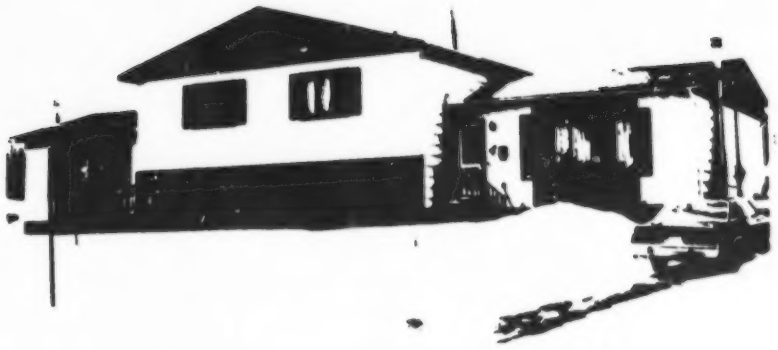
CRITERIA	ASSESSMENT	OBSERVATIONS
Kitchen (continued)		+ there is space for a small table in kitchen and easy movement around kitchen.
Bathroom	good	+ there is easy access throughout bathroom.
		- in bathroom the vanity for sink is too low to allow easy access.
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	2 suitable 1 very suitable	
Convertability of Attic & Basement into Living Space		
Attic	not suitable	
Basement	suitable	- there is no access for handicapped.
Future Additions	limited suitability	+ possibility off outer side.
Adding & Subtracting Partitions	limited suitability	+ possibility between kitchen & dining room; between living room & bedroom; between back bedrooms.
Choice of Floor Plans		
no alternatives provided	inflexible	
Choice of External Trim & Decoration & Other Architectural Features		
no alternatives provided	inflexible	

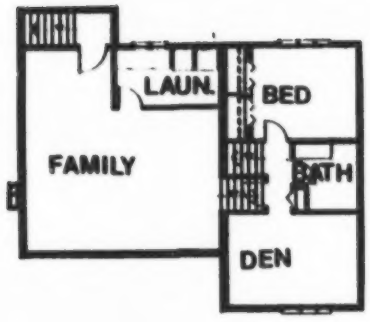
CRITERIA	ASSESSMENT	OBSERVATIONS
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	very suitable	
height to width proportion	very suitable	
Roof Shape, Pitch & Eaves	suitable	
Materials		
clapboard	very suitable	
Architectural Details		
(entrances, bays, gables, window shapes & trim)	very suitable	+ the bay window, veranda and double hung windows blend well with traditional architecture.
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	+ drawings are thorough and easy to read.
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections with the addition of furring strips under siding in order to meet current standards.
Ease of Construction	good	
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	suitable	

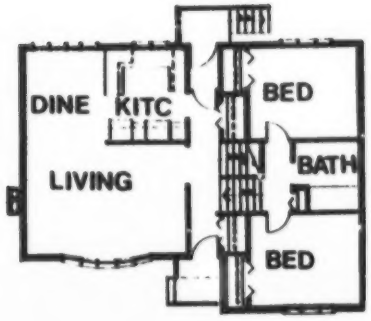
CRITERIA	ASSESSMENT	OBSERVATIONS
Directional Orientation		
(considering solar gain & ventilation)	efficient	
front or south elev. facing south	1st option	+ veranda provides shading for south facing windows
rear or north elev. facing south	2nd option	- improve by providing some means of shading south facing windows other than those under the veranda & insulate north facing windows.
Energy Efficiency:		
Building Form		
compact rectangular form	very good	
Insulation Level		
walls R20 ceilings R40 continuous vapour barrier	very good	
Exterior Cladding		
16 mm pine siding	good	- there are problems with the siding splitting; improve by increasing depth to 18mm.
Window Type & Glazing		
double glazed wood frame double hung	good	
Roof Pitch, Eaves & Ventilation		
10 in 12 & 4 in 12	good	- problem with snow infiltration in gable vents; improve with double louvered vents, vent hoods and/or wind ventilators

CRITERIA	ASSESSMENT	OBSERVATIONS
Entrances		
(see accessibility)		
main entry	good	+ porches on front entries are good
rear entry	poor	- improve with wind screens & storm doors because metal doors freeze shut and allow cold air in.
		- improve with porch on rear entry.



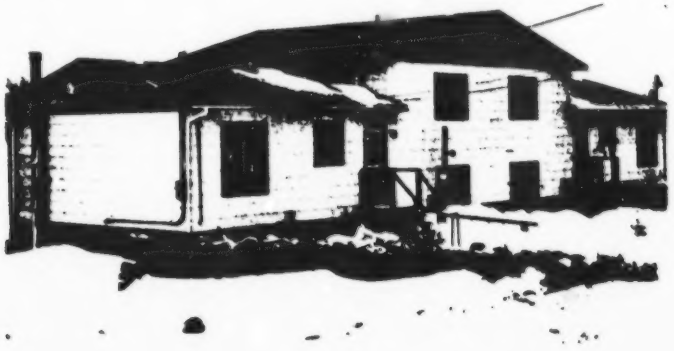






CRITERIA ASSESSMEI

SECOND FLOOR PLAN LOWER FLOOR PLAN



PROJECT 13: EXPLOITS VALLEY SEMI-DETACHED

DESCRIPTION:

This is a three bedroom semi-detached unit with 1438.9m^2 and an additional 529.23m^2 in the basement. It is a tri-level design with combination crawl space-basement foundation and 38 X 140 mm wood frame construction. On the lowest level it has a family room and a bedroom. The main level has a living-dining room combination and kitchen. Two bedrooms and a medium size bathroom are on the third level. This project is located in Grand Falls, Newfoundland and was constructed under the Co-op Housing Program. It was coordinated by Cyril Folkes Exploits Valley Co-op. The plans were designed by Dew Enterprises, for this project. The square footage of these units may be too high to build under the maximum unit price in some parts of Atlantic Canada.

For more information contact:

Mr. Cyril Folkes
55 Southcott Drive
Grand Falls, Nfld.
A2A 2P2

709-489-4332

estimated cost of plans: $275.00 for one set of plans. Extra sets run at the same time would be $100.00 each.

For more information concerning cost of plans:

Leonard Winson
P. O. Box 696
Grand Falls, Nfld.
A2A 2J8

709-489-6895

CRITERIA	ASSESSMENT	OBSERVATIONS
Circulation:		
Street-House Orientation		
one orientation possible	limited flexibility	
front elevation facing street		

CRITERIA	ASSESSMENT	OBSERVATIONS
Entry Location & Design		
Main entry on front foyer, carpet, closet, metal clad insulated door	location good design satis-factory	- users did not like the entries lining up with each other so that visitors could see mess by back door; improve by providing back porch and/or off setting entrances.
Rear entry (foyer, cusion floor, closet, metal clad insulated door)	location good design satis-factory	
Basement - entry in rear (metal clad insulated dooe)	location good design good	
Stair Location & Design		
stair to 2nd floor	location very good design good	
stair to basement	location very good design good	+ the stair location is good for distributing heat from the wood stove located in base-ment
Through Unit Circulation	good	+ users like the small number of steps between levels
Window Placement for Outside Surveillance	good	- staggered units make it difficult to see down the entire street; improve with a bay window in living room.
Lifestyle & Layout:		
living-dining room & kitchen on main level		+ the L shape layout of living-dining room is good because it allows different activities to occur simultaneously, i.e. playing cards & watching T.V.

CRITERIA	ASSESSMENT	OBSERVATIONS
2 bedrooms & bathroom on 3rd level and 1 bedroom on 1st level		- users prefer bedroom & bathroom on same level. In any multi-level situation users, particularly families with young children, prefer all the bedrooms and the bathroom on the same level.
Sound Control Between Units	very good	
Lighting	good	+ bright & sunny throughout house - would like a window in bathroom
Storage	very good	
Kitchen		+ users like the pass through between kitchen & dining room. - users would like a space for a kitchen table that would seat four.
Flexibility:		
Bedrooms Suitable for Sharing Two Beds	3 very suitable	
Convertability of Attic & Basement into Living Space		
Attic	unsuitable	
Basement	suitable	
Future Additions	limited flexibility	+ possibility of living & dining room on side elevation

CRITERIA	ASSESSMENT	OBSERVATIONS
Adding & Subtracting Partitions	limited flexibility	+ possibility between living room & kitchen; between living & dining room; between bedroom and family room on lower level.
Choice of Floor Plans		
no alternatives provided	inflexible	
Choice of External Trim, Decoration & Other Architectural Features		
3 variations in outside facades		
Harmony with Traditional Atlantic Architecture:		
Building Scale		
height	suitable	
height to width proportion	limited suitability	- it is too wide for height of building.
Roof Shape, Pitch & Eaves	limited suitability	- roof pitch is too low.
Materials		
color lock masonite siding	limited suitability	
Architectural Details		
(entrances, bays, gables, window shapes, & trim)	limited suitability	
Construction:		
Ease of Reading & Interpreting Construction Drawings	good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Drawings Meet Current Standards	good	- correct drawings on exterior wall sections by the addition of furring strips under siding in order to meet current standards
Ease of Construction		
Siting:		
Suitability to Slope		
flat to gentle slope (3 - 10%)	suitable	
intermediate slope (10 - 16%)	suitable	
Directional Orientation		
(considering solar gain & ventilation)	limited efficiency	
front elev. facing southwest front elev. facing south rear elev. facing southwest rear elev. facing south		- improve by prviding some means for shading south facing windows and insulating north facing windows
Energy Efficiency:		
Building Form		
rectangular form	good	
Insulation Level		
walls R20 ceilings R40 continuous vapour barrier	very good	

CRITERIA	ASSESSMENT	OBSERVATIONS
Cladding		
colour lock masonite siding	poor	
Window Type & Glazing		
double glazed, wood frame casement	very good	
Roof Pitch, Eaves & Ventilation	good	- need more roof vents for ventilation - problem with snow infiltration in gable vents - improve with double oouvred vents, vent hoods and/or wind ventilators. - improve both entrances with storm doors, wind-screens and porches to provide an airlock
Entrances		
(see accessibility)		
Main entry	satisfactory	
Rear entry	satisfactory	

APPENDIX

MODULAR HOMES

Kent Homes, P.O. Box 3124, Dartmouth East Postal Station, N.S., B2W 4Y3 Phone: 434-7600

Twin City Trailer Sales Ltd. 11 Dartmouth Road, Bedford, N.S., Phone: 835-8375

PREFABRICATED HOMES

Atlantic Floor and Roof Truss Ltd., Windsor Junction, Waverly, P.O. Box 562 Bedford, N.S., B4A 2Y2 Phone: 861-1112

Co-op Building Supplies, King's Road, P.O. Box 370 Sydney, N.S., B1P 6H3 (They have a draftsperson on staff to alter plans).

ACA Co-op, New Minas, N.S. BAN 3G3, Hants Co-op Windsor, N.S. Cheticamp Co-op, Cheticamp, N.S.

Halliday Home Care Centre, P.O. Box 640, Truro, N.S., B2N 5E6 3770 Kempt Road, Halifax, N.S. Phone: 454-9301

Hemming Homes, R.R. #1, Broom Road, Dartmouth, N.S., B2Y 3X7 Phone: 434-4940

Piercey's, 2854 Robie Street, P.O. Box 8930 Station A, Halifax, N.S., B3K 5M8 Phone: 454-6411 (offers a super insulated package as an option)

PRE-CUT HOMES

Colonial Homes Atlantic Ltd., 3 Pinehill Drive, Lr. Sackville, N.S., Phone: 865-5576

Co-op Building Supplies, King's Road, P.O. Box 370 Sydney, N.S. B1P 6H3 (They have a draftsperson on staff to alter plans).

ACA Hants Co. and Cheticamp

Engineered Homes and Cottages, Crowell Road, Chessetcook, N.S., Phone 827-5576

Hallidays Home Care Centre, P.O. Box 640, Truro, N.S., B2N5E6 3770 Kempt Road, Halifax, N.S. Phone: 454-9301

Hemming Homes, R.R. #1, Broom Road, Dartmouth, N.S. B2Y 3X7 Phone: 434-4904

Heritage Cedar Homes, 201 Joseph Zatzman Drive, Dartmouth, N.S. Phone: 463-8000

Interhabs Ltd., 1460 Bedford Hwy., Bedford, Nova Scotia, Phone 835-3700 (architectural draftsperson available for alterations)

Lockharts, 2745 Dutch Village Road, P.O. Box 1090, Halifax, N.S., B3L 4L9 Phone 455-5461

Scotian Homes Limited, Enfield, Phone: 883-2266

Viceroy Homes Atlantic Ltd., Waverly, N.S. Phone: 861-3985

REFERENCE BOOKS

A Guide to Calling Tenders and Awarding Contracts, Canadian Construction Documents Committee, 85 Albert St. Ottawa, Ont. K1P 6A4

Building Contracts for Design and Construction, Hauf, Harold D., John Wiley & Sons, Inc. Toronto 1968.

Construction Estimates and Costs, Pulver, H.E., McGraw-Hill Book Co. Toronto

How to Hire a Contractor, Mitchel, Harris, C.M.H.C.

The Building Estimators Reference Book, McClurg/ Shoemaker, editors Frank R. Walker Company, 5030 N. Harlen Ave., Chicago, Ill.